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OGDENSBURG, N. Y.; CHICAGO,  
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**Maury Holmes** REAL ESTATE APPRAISER - REALTOR

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FRANKLIN BUILDING, 1624 FRANKLIN STREET  
OAKLAND 12, CALIFORNIA  
HIGATE 4-1829

January 20, 1964

Mr. Henry F. Davis  
Agency General Counsel  
San Francisco Redevelopment Agency  
525 Golden Gate Avenue  
San Francisco 2, California

Re: First Acquisition Appraisal  
Western Addition Area-2

Dear Sir:

Pursuant to your letter dated September 20, 1963, transmitted herewith is the appraisal report consisting of parcels listed on schedules "A" and "B". Included also, are the parcels itemized on your letter of September 27, 1963.

Included in this report is a list of recent sales which were developed through my investigation of the properties.

Respectfully submitted,

*Maury Holmes*  
MAURY HOLMES, Appraiser











		TYPES OF USES											
BLOCK	PARCEL	LAND	RES.	FLATS	APTS.	STORES	INDUSTR.	OTHERS	AREA		MONTHLY		SALES
									LOT	IMP.	INCOME	ZONE	DATE
763	8						x		3,000	3,775	vacant	C-3	4-63
763	11 & 13							Offs.	8,387	13,713	\$2,915	C-M	2-61
784	6	x							3,781			C-M	1962
792	7				26				4,400	16,832	\$2,378	C-2	8-62
792	9				12			1 Of.	1,891	5,894	\$820	C-2	12-62
1128	15C			3					2,120	3,744	\$325	C-2	10-62
1129	4				5				2,750	6,810	\$370	C-2	1-63
1129	5			3					3,125	4,711	\$330	C-2	8-63
1129-	22			2					1,388	2,006	\$170	R-3	3-60
1129	25			2					3,438	3,224	\$210	R-3	10-61
1129	27			2					2,818	4,823	\$280	R-3	9-62
1129	28		1						1,931	1,355	-	R-3	2-57
1130	9			2					1,639	2,232	\$250	R-3	11-60



<i>SALES PRICE</i>	<i>LAND VALUE</i>	<i>IMP. S.F. VALUE</i>	<i>GROSS RENT MULTIPLIER</i>	<i>REMARKS</i>
\$ 44,000	\$ 34,500	\$ 2.52	-	\$50,000 spent to remode since purchase.
\$200,000	\$100,000	\$ 7.29	68.6	
\$ 17,500	\$ 17,500	-	-	
\$185,000	\$ 40,000	\$8.61	77.8	
\$ 75,000	\$ 17,500	\$9.76	91.5	
\$ 22,000	\$ 10,500	\$3.07	67.7	
\$ 30,000	\$ 13,500	\$3.89	81.1	
\$ 32,000	\$ 15,500	\$3.50	97.	
\$ 16,000	\$ 6,500	\$4.74	94.1	
\$ 24,500	\$ 15,500	\$2.79	116.7	
\$ 28,000	\$ 12,500	\$3.21	100.	
\$ 16,000	\$ 9,000	\$5.17	-	
\$ 34,500	\$ 8,500	\$11.65	138.	











## BLOCK 763

	<u>NAME</u>	<u>LAND</u>	<u>IMPS.</u>	<u>TOTAL</u>
-1	Est. of Aphra West	\$120,000	\$321,500	\$441,500
-2	Republic Properties	135,000	675,000	810,000
-3 & 4	The Hibernia Bank	70,000	235,000	305,000
-5	Harband, Rose, et al	85,000	75,000	160,000
-6	Wells Fargo Bank, Trustee	45,000	5,000	50,000
-7	Western Title Insurance & Guaranty Company	34,500	70,500	105,000
-8	Goodspeed, Richard W.	34,500	10,500	45,000
-9	Lorraine Levy-Haussmann, Madeline Hayem	175,000	25,000	200,000
-10	Alexander, Marian Derby	33,000	4,000	37,000
-11 & 13	Kurtz, Sam, et al	100,000	162,500	262,500
-12	Casentini, R.O. & Dorothy	72,500	17,500	90,000
-14	Cordes, Grace M.	97,500	32,500	130,000
-15	Murphy, Alice V.	<u>90,000</u>	<u>10,000</u>	<u>100,000</u>
		\$1,092,000	\$1,644,000	\$2,736,000



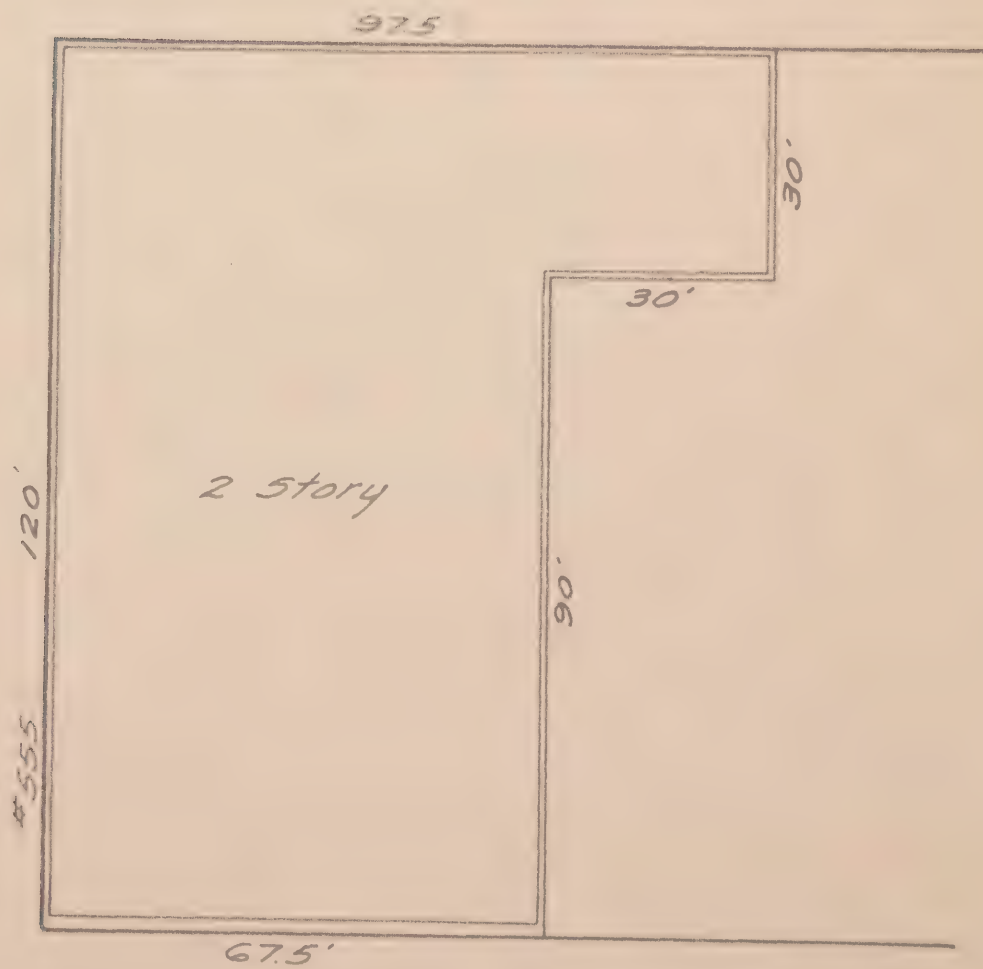






ELM STREET

POLK STREET



TURK STREET



# APPRAISAL

OWNER: Est. of Aphra West  
PROPERTY ADDRESS: 555 Polk

PARCEL NO: 763-1  
DATE ACQ: 2-11-18

OWNER'S ADDRESS:

IRS: None

CONSID: N.S.

ZONING: C-3

PRESENT USE: Being remodeled BEST USE: Stores & Office

ASSESSED VALUE: Land \$ 18,340  
Imps. 14,000  
\$ 32,340

TAXES: \$ 2,852.39

LAND: DIMENSION Irregular 9,000 s.f.

## SUMMATION APPROACH:

Rounded to

Land	9,000 s.f. @ \$13.33+	\$ 120,000	
Improvements	17,730 s.f. @ \$17.00	\$301,410	
Mezz.	4,032 s.f. @ \$ 5.00	<u>20,160</u>	
		<u>321,570</u>	
		\$441,570	\$ 441,600

## MARKET DATA APPROACH:

Sales Most Comparable

737-3 \$8.00/s.f. - Subject property better located.

714-6,8,9

9A,10 \$8.26/s.f. - Subject property better located.

\$120,000

Comparables are land sales.

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$

The bldg. is being remodeled and this appraisal assumes the work will be completed. There will be no value income approach until tenancy is established.

LAND	\$ 120,000
IMPROVEMENTS	<u>321,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 441,500





PARCEL NO.: 763-1  
BLDG.:

EXTERIOR WALLS: Poured Conc. FOUNDATION: Conc. ROOF: T. & G.  
INTERIOR: Floors: Vinyl Tile Walls & Ceiling: Acous. Tile Heat: Central  
Asph. Tile & Conc. Sheetrock & Plaster  
NON-RESIDENTIAL UNITS:

Bldg. is being remodeled. When finished approximately 1/2 of 1st. floor will be a Bank with 15' x 22' poured conc. vault and the other 1/2 will be a store. There will also be a Mezz. area in the Bank. The 2nd. floor will be open area with partitions put in to suit tenant, when leased. The 1st. floor, Mezz. and 2nd. floor will each contain 2 baths with a total of 25 fixtures. There also will be a 2 stop, 2,100 lb. passenger elevator with a speed of 100 F.P.M.









763-2

ELM STREET

82.5'

3 story

120'

1200

POLK STREET

82.5'

GOLDEN GATE AVENUE

Scale 1" = 30'

# APPRAISAL

OWNER: Republic Properties  
PROPERTY ADDRESS: 507 Polk

PARCEL NO. 763-2  
DATE ACQ: 1-31-57

OWNER'S ADDRESS:

IRS: None  
CONSID: N/S.

ZONING: C-3

PRESENT USE: Stores & Offices  
BEST USE: Same

ASSESSED VALUE: Land \$ 19,100  
Imps. 182,000  
\$ 201,100

TAXES: \$ 17,737.02

LAND: DIMENSION 82.5' x 120' = 9,900 s.f.

## SUMMATION APPROACH:

Rounded to

Land 9,900 s.f. @ \$13.64+  
Improvements 29,700 s.f. @ \$22.80

\$ 135,000  
677,160

\$812,160 \$ 812,200

## MARKET DATA APPROACH:

### Sales Most Comparable

737-3 \$8.00/s.f. - Subject property better located.

714-6,8,9,

9A,10 \$8.26/s.f. - Subject property better located.

\$135,000

Comparables are land sales.

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
	Refused	8,500	

\$8,500 x 95

\$807,500

LAND  
IMPROVEMENTS

\$ 135,000  
675,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 810,000





ADDRESS: 507 Polk  
 TYPE: Stores & Offices

PARCEL NO.: 763-2  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
								X				Bldg. remodeled in 1959
								Est. Age				
								40+				
	TOTALS											

EXTERIOR WALLS: Brick & Stuc FOUNDATION: Brick ROOF: T. & G.

INTERIOR: Floors: Asph. Tile Walls & Ceiling: Plaster Heat: Steam

NON-RESIDENTIAL UNITS:

Stores on 1st. floor and offices on 2nd. & 3rd. floors.

Owner refused to allow interior inspection or give rental information.

Fixtures are deemed to be personal property.









ELM STREET

60'



Scale 1" = 30'

2 story

120'

#530

GOLDEN GATE AVENUE

# APPRAISAL

OWNER: The Hibernia Bank  
PROPERTY ADDRESS: 530 Golden Gate

PARCEL NO. 763-3 & 4  
DATE ACQ: 10-17-61  
12-16-59  
IRS: \$143.00 & None  
CONSID:  
BEST USE: Same

OWNER'S ADDRESS:

ZONING: C-3

PRESENT USE: Bank

ASSESSED VALUE: Land \$ 9,980  
Imps. 37,300  
\$ 47,280

TAXES: \$ 4,170.10

LAND: DIMENSION 50' x 120' = 6,000 s.f.

## SUMMATION APPROACH:

Rounded to

Land	6,000 s.f. @ \$11.67±	\$ 70,000
Improvements	6,000 s.f. @ \$31.00	\$186,000
2nd.fl.	6,000 s.f. @ \$ 8.00	48,000
Mezz.	1,000 s.f. @ \$10.00	10,000
Bsmt.	6,000 s.f. @ \$ 3.00	18,000
		<u>\$262,000</u>
	Depreciation 10%	26,200
		<u>235,800</u>
		\$305,800

## MARKET DATA APPROACH:

Sales Most Comparable

737-3 \$8.00/s.f. - Subject property better located.

714-6,8,9

9A,10 \$8.26/s.f. - Subject property better located.

Comparables are land sales.

\$70,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
	Not applicable		

Fixtures \$37,250

LAND \$ 70,000  
IMPROVEMENTS 235,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 305,000





ADDRESS: 530 Golden Gate  
TYPE: Bank

763-  
PARCEL NO.; 3 & 4  
BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
								X				Bldg. remodeled over last 2 years.
								Est. Age				
								40+				
	TOTALS											

EXTERIOR WALLS: Conc. & Stuc. FOUNDATION: Conc.

ROOF: T. & G.

INTERIOR: Floors: Pine, Conc. Walls & Ceiling: Acous. Tile, Heat: Central  
Vinyl tile, Asph. Tile Sheetrock & Unf.

NON-RESIDENTIAL UNITS:

1st. floor contains banking area, Conference room & 2 offices.  
It also contains a 12' x 22' vault.

Mezz. has lunch room and 2 baths with 9 fixtures.

1/2 of 2nd. floor is loft area. The other 1/2 has an office,  
lunch room and 2 baths with 4 fixtures.

Bsmt. is used for storage and has an 8' x 12' vault.

1 - 3 stop, 2,000 lb. freight elevator.

1 - 3 stop, passenger elevator.

3' x 3' escape vault door.

24" vault door with time lock.

4" vault door without time lock.

3" vault door without time lock.

135 lineal feet of formica counters.



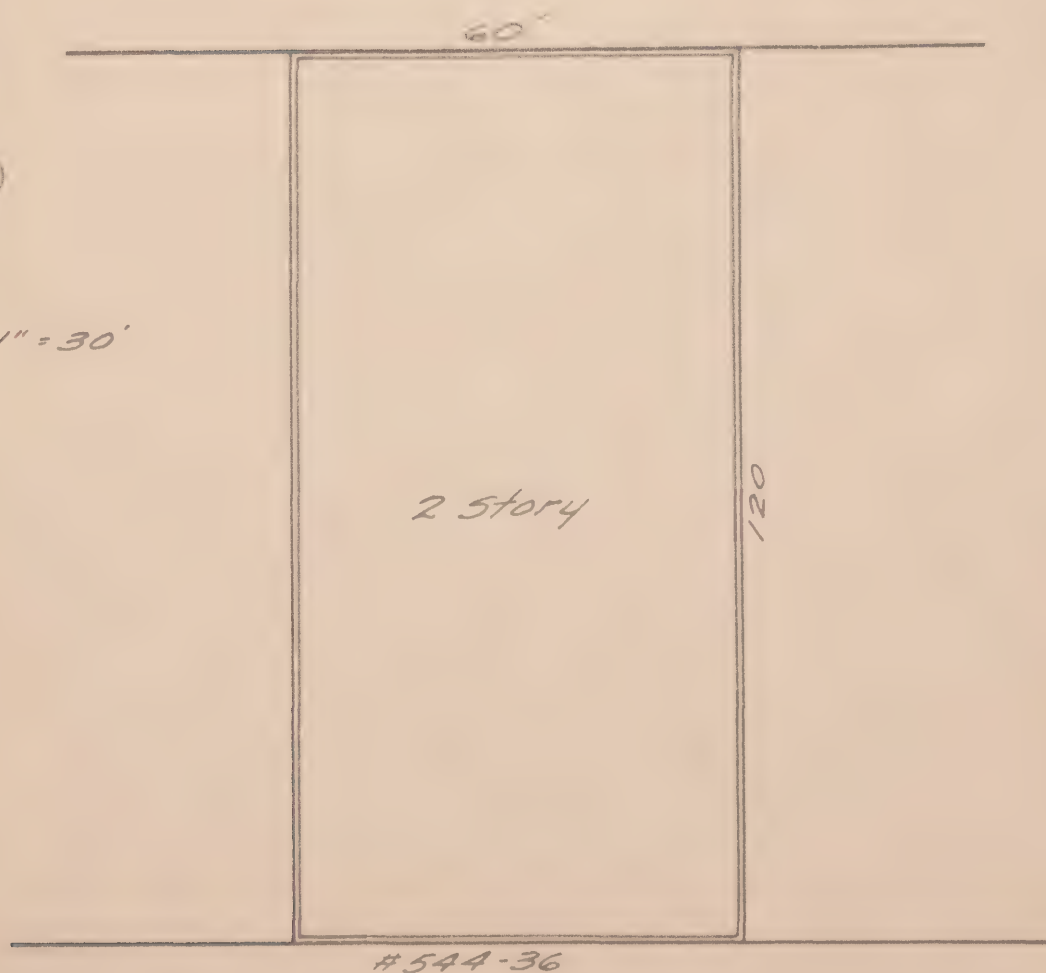






ELM STREET

Scale 1" = 30'



GOLDEN GATE AVENUE

# APPRAISAL

OWNER: Harband, Rose, et al  
 PROPERTY ADDRESS: 536-44 Golden Gate Avenue

PARCEL NO. 763-5  
 DATE ACQ: 3-1-63

OWNER'S ADDRESS:

IRS: None  
 CONSID: Family Deal  
 BEST USE: Offices

ZONING: C-3 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 11,980  
 Imps. 31,500  
 \$ 43,480

TAXES: \$ 3,834.94

LAND: DIMENSION 60' x 120' = 7,200 s.f.

## SUMMATION APPROACH:

Rounded to

Land	7,200 s.f. @ \$11.81+	\$ 85,000	
Improvements	16,900 s.f. @ \$4.50	\$76,050	
Bsmt.	7,200 s.f. @ \$1.00	<u>7,200</u>	
		<u>83,250</u>	
		\$168,250	\$ 168,300

## MARKET DATA APPROACH:

Sales Most Comparable

763-11 & 13	\$200,000 - Larger lot, better bldg.	\$160,000
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## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Restaurant	\$ 450	\$ 450	\$
Auction Hse.	400	500	
2nd.fl.	vacant	<u>800</u>	
		\$1,750 x 90	\$157,500

LAND	\$ 85,000
IMPROVEMENTS	<u>75,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 160,000





PARCEL NO.: 763-5  
BLDG.:

EXTERIOR WALLS: Brick

FOUNDATION: Brick

POOF: T. & G.

INTERIOR: Floors:

Walls & Ceiling:

Heat: Central  
1 suspended

NON-RESIDENTIAL UNITS:

	<u>Floors</u>	<u>Walls</u>	<u>Ceilings</u>
536 Golden Gate - Restaurant			
Dining Room -	Asph.Tile	Plaster	Plaster
Kitchen	Concrete	"	"
2 baths - 3 fixtures			
Mezz. - 45' x 20 is office			
Office k	Asph.Tile	Plaster	Plaster
Central heat in Cafe.			
Restaurant fixtures are tenant owned.			

540 Golden Gate - Auction Studio			
Store	Pine	Plaster	Plaster
Office	"	Ply.wood	Plywood
Storage	"	Plaster	Plaster
Mezz. - flooring for storage.			
2 baths - 3 fixtures total.			

2nd. Floor - Vacant  
1 large room                      Asph.Tile   Plaster   Acos.Tile  
2 baths - 12 fixtures.  
Several partly partitioned rooms not in room count. Central  
heat on 2nd. floor.  
Full bsmt. for storage.  
3 stop elevator - not in use



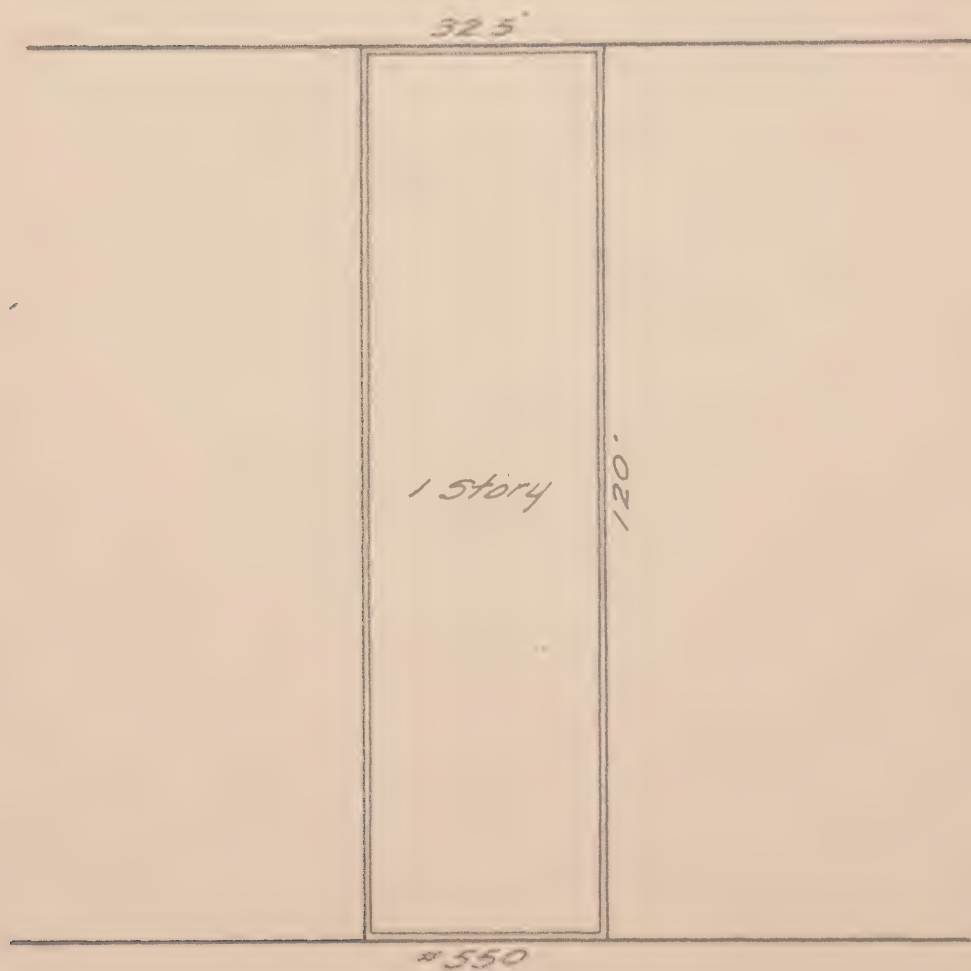






ELM STREET

Scale 1"=30'



GOLDEN GATE AVENUE

# APPRAISAL

OWNER: Wells Fargo Bank, Trustee  
 PROPERTY ADDRESS: 550 Golden Gate

PARCEL NO. 763-6  
 DATE ACQ: Prior 1959

OWNER'S ADDRESS:

IRS:

CONSID:

ZONING: C-3 PRESENT USE: Glass Install. BEST USE: Offices

ASSESSED VALUE: Land \$ 6,490  
 Imps. 3,650  
 \$ 10,140

TAXES: \$ 894.35

LAND: DIMENSION 32.5' x 120' = 3,900 s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,900 s.f. @ \$11.54+	\$ 45,000	
Improvements	3,900 s.f. @ \$1.50	\$5,850	
Bsmt.	4,060 s.f.	<u>1,000</u>	
		<u>6,850</u>	
		\$51,850	\$ 52,000

## MARKET DATA APPROACH:

Sales Most Comparable

763-8 \$44,000 - Smaller lot & bldg. \$50,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Bldg.	\$ 400	\$ 500	\$
		500 x 100	\$50,000

LAND	\$ 45,000
IMPROVEMENTS	<u>5,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 50,000



ADDRESS: 550 Golden Gate  
 TYPE:

PARCEL NO.: 763-6  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Ly. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
										X		
								Est. Age 50+				
	TOTALS											

EXTERIOR WALLS: Hollow Tile FOUNDATION: Brick & Conc. PDdF: T. & G.

INTERIOR: Floors: Conc., Pine Walls & Ceiling: T. & G. Wood Heat: Portable  
 & Asph. Tile Sheetrock & Unf.

NON-RESIDENTIAL UNITS:

1st. floor:	<u>Floors</u>	<u>Walls</u>	<u>Ceilings</u>
Shop -	Pine	Unf.	Unf.
2 Offices -	" & Asph. Tile	T.G. Wood	" & T.G. Wood
2 - ½ baths. - 4 fixtures			
Bsmt. - Unf. - for Storage.			

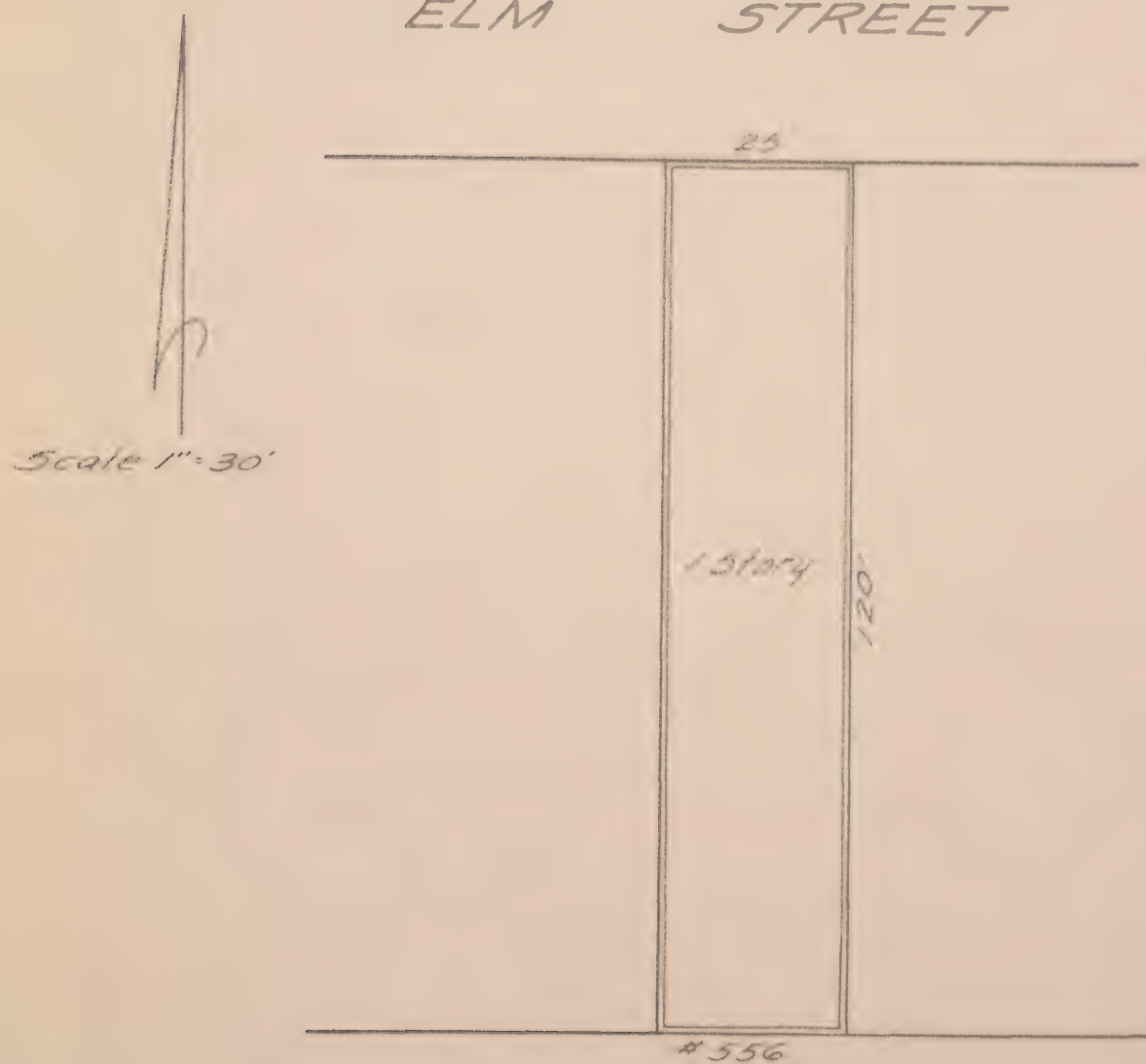








ELM STREET



GOLDEN GATE AVENUE

# APPRAISAL

OWNER: Western Title Ins. & Guaranty Co. PARCEL NO. 763-7  
 PROPERTY ADDRESS: 556 Golden Gate DATE ACQ: 9-23-55

OWNER'S ADDRESS: IRS: \$29.15  
 ZONING: C-3 PRESENT USE: Offices CONSID: N.S.  
 BEST USE: Same

ASSESSED VALUE: Land \$ 4,990  
 Imps. 12,600  
 \$ 17,590 TAXES: \$ 1,551.44

LAND: DIMENSION 25' x 120' = 3,000 s.f.

## SUMMATION APPROACH: Rounded to

Land	3,000 s.f. @ \$11.50	\$ 34,500	
Improvements	6,000 s.f. @ \$15.60	\$93,600	
	Depreciation 20%	<u>18,720</u>	
		<u>74,880</u>	\$
		\$109,380	109,400

## MARKET DATA APPROACH:

Sales Most Comparable

763-8 \$44,000 - Comparable lot, much poorer bldg. \$105,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
whole bldg. Owner		1,000 x 105	\$105,000

LAND \$ 34,500  
 IMPROVEMENTS 70,500

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 105,000





PARCEL NO.; 763-7  
BLDG.:

EXTERIOR WALLS:Brick	FOUNDATION: Conc.	POOF:T.& G.	
INTERIOR:Floors: Conc. & Asph.Tile	Walls & Ceiling: see below	Heat:Central	
NON-RESIDENTIAL UNITS:	<u>Floors</u>	<u>Walls</u>	<u>Ceiling</u>
1st. floor:			
3 offices -	Asph.Tile	Unf.& Hwd.Panel	Acous.Tile
Bsmt.:			
Dining Room	"	Hwd. Panel	"
2 storage rms.	Conc.	Unf.	Unf.
1 storage rm.	"	"	Sheetrock
2 baths - 7 fixtures			
All of bldg. is air conditioned			
Bldg. was remodeled in 1957 (cost \$70,500) Owner occupied/			

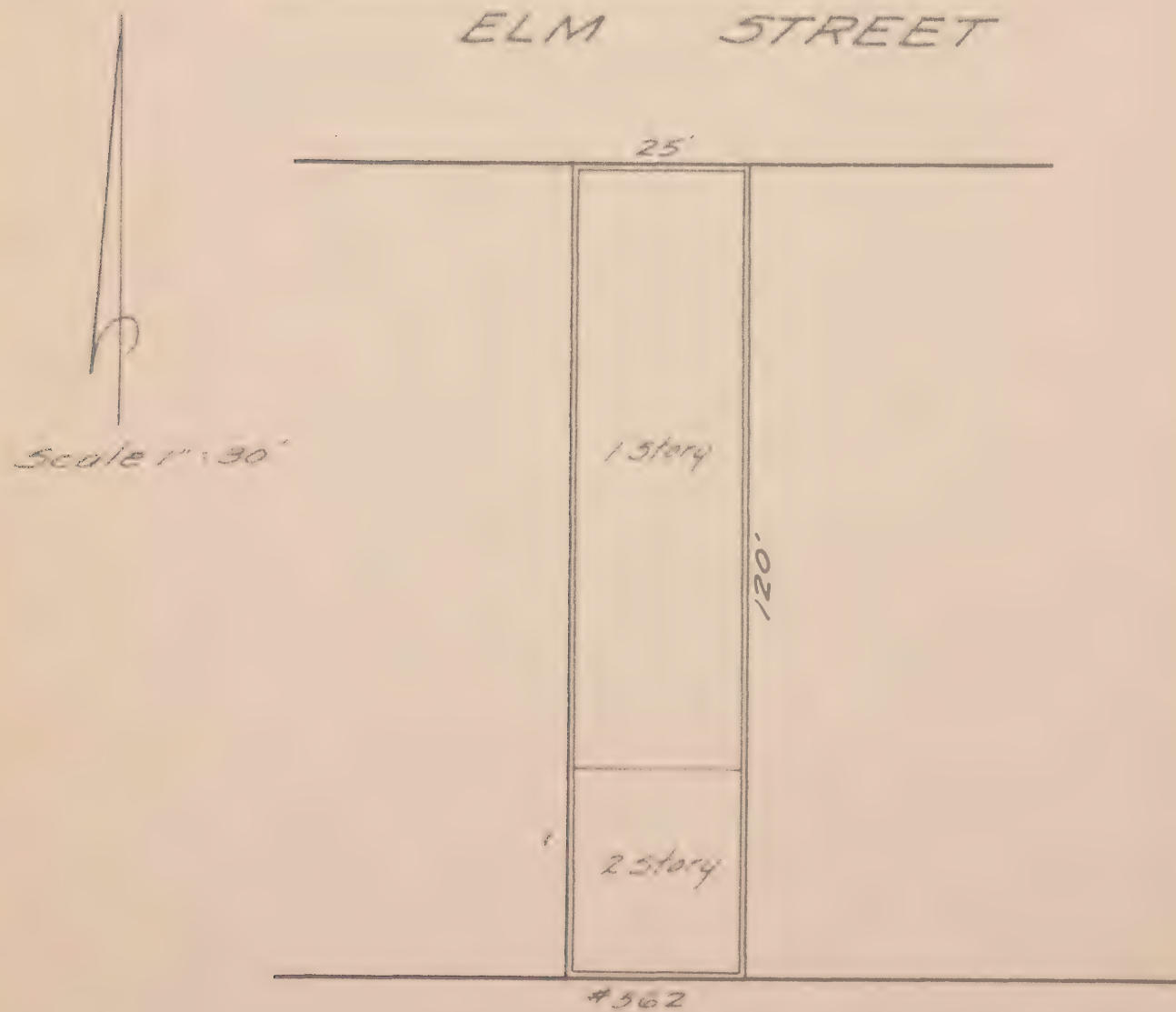








ELM STREET



GOLDEN GATE AVENUE

# APPRAISAL

OWNER: Goodspeed, Richard W.  
 PROPERTY ADDRESS: 562 Golden Gate

PARCEL NO. 763-8  
 DATE ACQ: 4-2-63

OWNER'S ADDRESS:

ZONING: C-3 PRESENT USE: Garage

IRS: \$48.40  
 CONSID: \$44,000  
 BEST USE: Offices

ASSESSED VALUE: Land \$ 4,990  
 Imps. 3,000  
 \$ 7,990

TAXES: \$ 704.72

LAND: DIMENSION 25' x 120' = 3,000 s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,000 s.f. @ \$11.50	\$ 34,500	
Improvements	3,775 s.f. @ \$3.00	<u>11,325</u>	
		\$45,825	\$ 45,800

## MARKET DATA APPROACH:

Sales Most Comparable

See above sale \$44,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Garage	\$ vacant	\$ 400	\$
		\$400 x 100	\$40,000

LAND	\$ 34,500
IMPROVEMENTS	<u>10,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 45,000



PARCEL NO. : 763-8  
BLDG. :

EXTERIOR WALLS: Poured Conc. FOUNDATION: Conc. POOF: T. & G. &  
Comp.  
INTERIOR: Floors: Conc., Pine Walls & Ceiling: Unf. & Plywd Heat: Port.  
& Plywood  
NON-RESIDENTIAL UNITS:

1st. floor contains garage, small office and  $\frac{1}{2}$  bath - 2 fixtures.

2nd. floor is one room used for storage.

Bldg. is vacant.





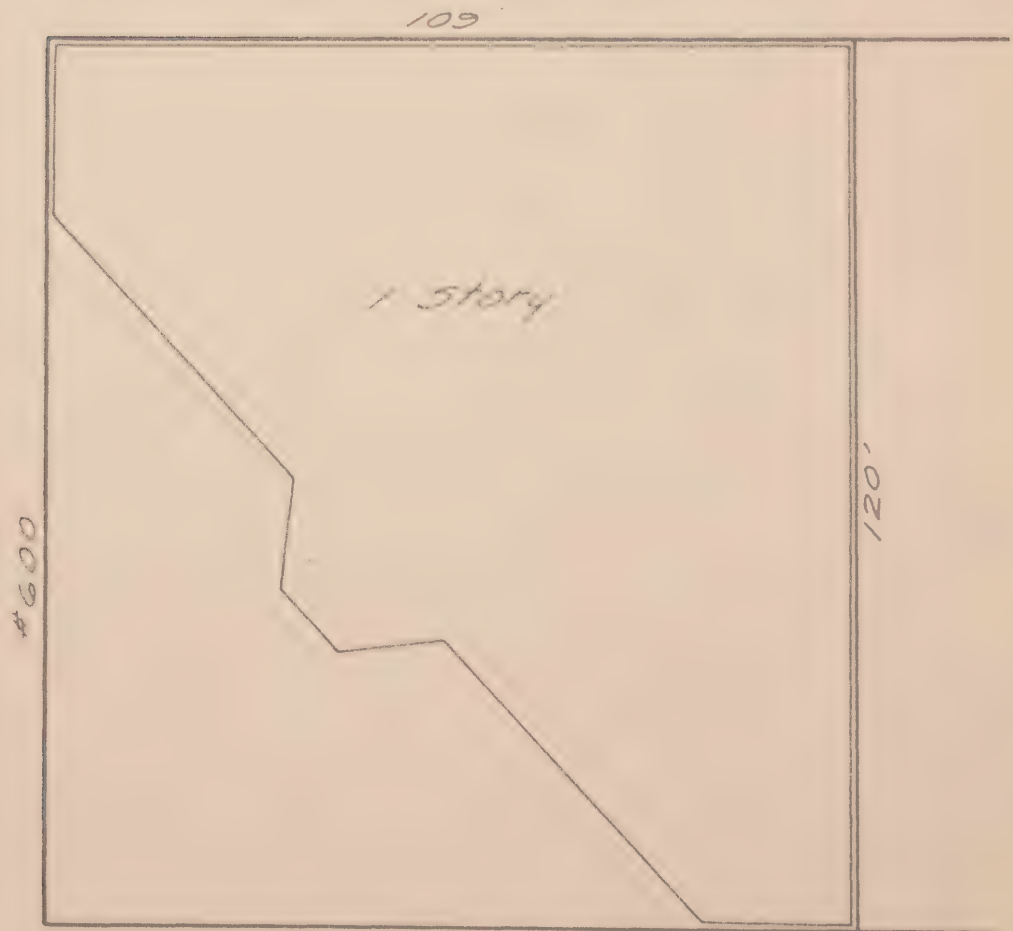




ELM STREET

1" = 30'

VAN NESS AVENUE



GOLDEN GATE AVENUE

# APPRAISAL

OWNER: Lorraine Levy-Haussmann, & Madeline Hayem  
 PROPERTY ADDRESS: 600 Van Ness DATE ACQ: 763-9 4-5-63

OWNER'S ADDRESS: IRS: None  
 ZONING: C-3 PRESENT USE: Garage CONSID: Family Deal  
 BEST USE: Office & Store

ASSESSED VALUE: Land \$ 43,120  
 Imps. 10,500  
 \$ 53,620 TAXES: \$ 4,729.28

LAND: DIMENSION 109' x 120' = 13,080 s.f.

## SUMMATION APPROACH: Rounded to

Land	13,080 s.f. @ \$13.38+	\$ 175,000	
Improvements	8,984 s.f. @ \$3.00	\$26,952	
Mezz.	2,284 s.f. @ \$.50	<u>1,142</u>	
		<u>28,094</u>	\$
		\$203,094	203,100

## MARKET DATA APPROACH:

Sales Most Comparable  
 666-6A \$105,000 - Smaller lot, poorer location \$200,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Gar.	\$ 1,700	\$ 2,000	\$
		\$2,000 x 100	\$200,000

EQUIPMENT - \$2,000

LAND	\$ 175,000
IMPROVEMENTS	<u>25,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 200,000





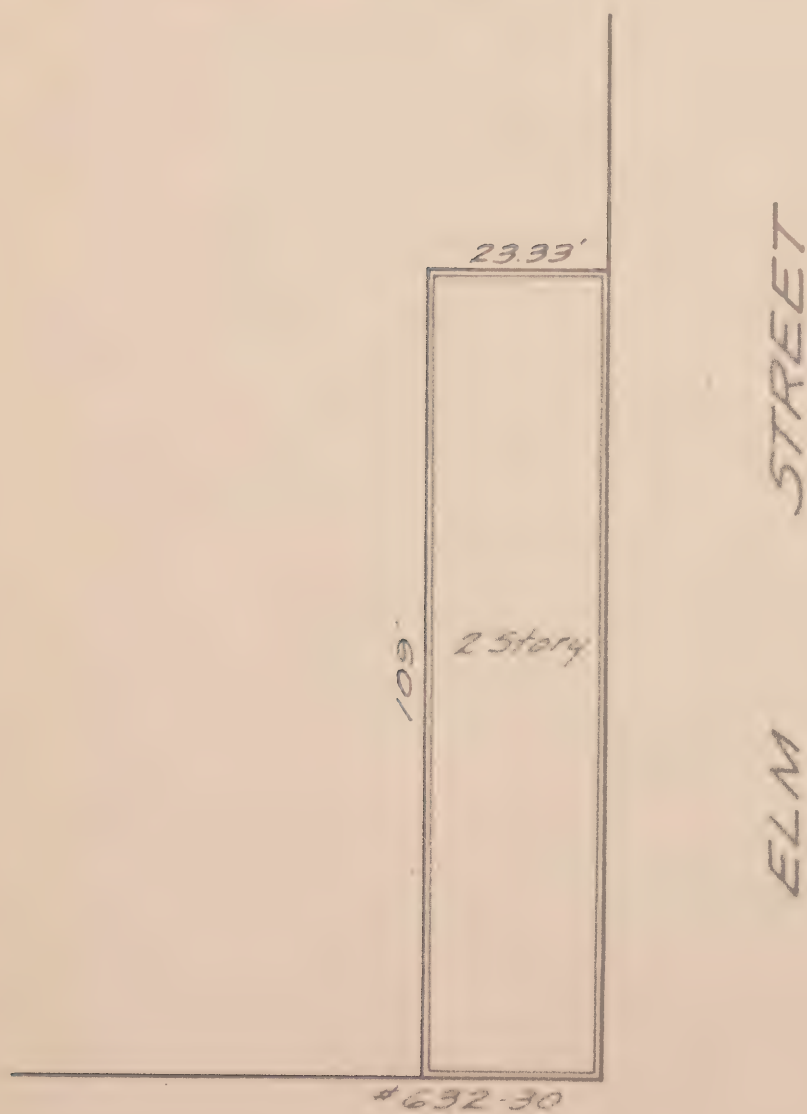








Scale 1" = 30'



VAN NESS AVENUE

# APPRAISAL

OWNER: Alexander, Marian Derby  
PROPERTY ADDRESS: 630-32 Van Ness

PARCEL NO. 763-10  
DATE ACQ: Not available

OWNER'S ADDRESS:

ZONING: C-3 PRESENT USE: Gar. & Hotel

IRS:  
CONSID:  
BEST USE: Store & Offices

ASSESSED VALUE: Land \$ 8,940  
Imps. 4,700  
\$ 13,640

TAXES: \$ 1,203.05

LAND: DIMENSION 23.33' x 109' = 2,543± s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,543 s.f. @ \$12.98±	\$ 33,000	
Improvements	5,014 s.f. - sustaining value	<u>4,000</u>	
		\$37,000	\$ 37,000

## MARKET DATA APPROACH:

Sales Most Comparable

666-26 & 27 \$55,000 - 1 story garage - larger lot \$37,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1st.fl. \$	225	\$240	\$
2nd.fl.	100	<u>100</u>	
		\$340 x 12 mos. =	\$4,080
		Sustaining use	

LAND	\$	33,000
IMPROVEMENTS		<u>4,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 37,000





PARCEL NO.; 763-10  
BLDG.:

EXTERIOR WALLS: Poured Conc. FOUNDATION: Conc. POOF: T. & G.

INTERIOR: Floors: Conc., Cpt. Walls & Ceiling: Unf. Plaster Heat: 5 wall  
& Pine & Plywood heaters

NON-RESIDENTIAL UNITS:

	<u>Floors</u>	<u>Walls</u>	<u>Ceiling</u>
1st. floor			
Garage:	Conc.	Unf.	Plaster
1/2 bath - 2 fixtures			
Mezz: Office	Pine	Plywood	Plaster

2nd. Floor contains 6 sleeping rooms each with face bowl,  
1 storage room, 1-3 fixture bath and 1-3rm. apt. with living room,  
bedroom, kitchen and 3 fixture bath.

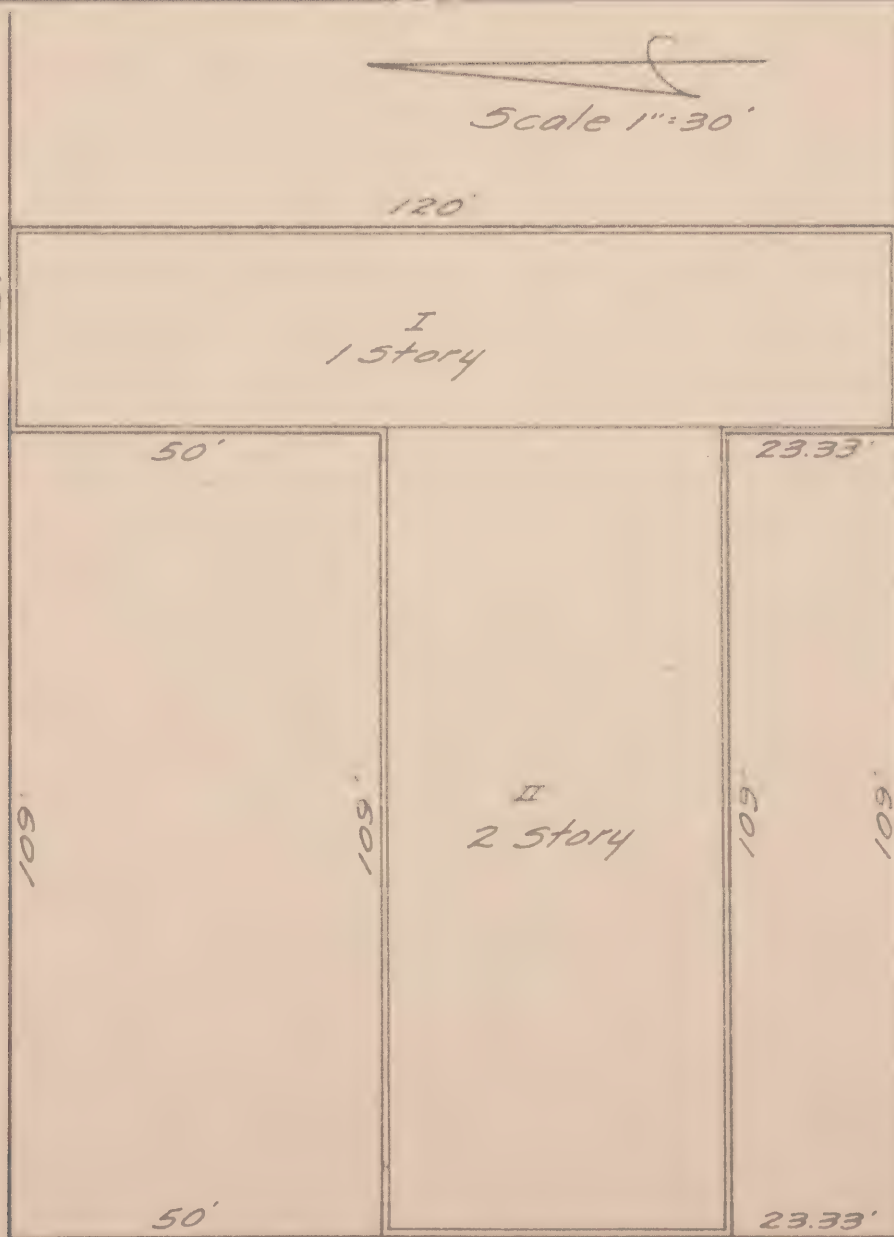






TURK STREET

#661



ELM STREET

VAN NESS AVENUE



# APPRAISAL

OWNER: Kurtz, Sam, et al PARCEL NO. 763-11 & 13  
 PROPERTY ADDRESS: 661 Turk & 636-46 Van Ness DATE ACQ: 2-20-61

OWNER'S ADDRESS: IRS: \$220.00  
 ZONING: C-3 PRESENT USE: Offices CONSID: \$200,000  
 BEST USE: Same

ASSESSED VALUE: Land \$ 17,220  
 Imps. 31,500  
 \$ 48,720 TAXES: \$ 4,297.10

LAND: DIMENSION 27.5' x 120' = 3,300 s.f.  
 (bldg. 11) 46.667' x 109' = 5,087 s.f.  
 8,387± s.f.

SUMMATION APPROACH: Rounded to

Land	8,387 s.f.	@ \$11.92±	\$ 100,000	
Improvements	3,575 s.f.	@ \$10.00	\$ 35,750	
Bsmt.	3,575 s.f.	@ \$ 2.00	7,150	
Bldg. 11	10,138 s.f.	@ \$11.00	111,518	\$
Bsmt.	5,999 s.f.	@ \$2.00	11,998	
			<u>166,416</u>	
			\$266,416	\$266,400

MARKET DATA APPROACH:

Sales Most Comparable

See above sale

INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
(13) Bldg.	\$ 600	\$ 600	\$ 600
(11) Office	130	130	130
3-Office.	105 ea.	105	315
1-Office.	95	95	95
3-Office.	100 ea.	100	300
1-Office	105	105	105
2-Office.	125 ea.	125	250
1-Office	120	120	120
1st. floor	vac.	1,000	<u>1,000</u>
			\$2,915

\$2,915 x 90 = \$262,350 \$262,400

LAND	\$ 100,000
IMPROVEMENTS	<u>162,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 262,500



PARCEL NO : 763-11  
BLDG.

EXTERIOR WALLS: **Brick** FOUNDATION: **Conc.** POOF: **T. & G.**  
INTERIOR: Floors: **See below** Walls & Ceiling: Heat: **Central**

2nd. Floor consists of 12 offices, 3 reception rooms, lobby, furnace room, storage & 2 baths with 9 fixtures.k

Unfinished bsmt. for storage.  
3 stop - 11 passenger elevator - 2,000 lbs.



ADDRESS: 661 Turk Street  
 TYPE: Offices

PARCEL NO.: 763-13  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks	
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P		
									X				
								Est. Age					
								35+					
	TOTALS												

EXTERIOR WALLS: Brick FOUNDATION: Conc. POOF: T. & G.  
 INTERIOR: Floors: See below Walls & Ceiling: Heat: Central

NON-RESIDENTIAL UNITS:

	<u>Floors</u>	<u>Walls</u>	<u>Ceiling</u>
1st. Floor:			
Dining room	Lino.	Plaster	Acous. Tile
2 storage rooms	" & Conc.	Plaster & Unf.	" & Unf.
Office	"	"	Acous. Tile
No baths in bldg.			
Employees use baths on Parcel 11			

Bsmt. unfinished used for storage.

\$50,000 spent to remodel since purchase.









TURK STREET

TURK

Scale 1" = 30'

50'

1 story

109'

#690

VAN NESS AVENUE

# APPRAISAL

OWNER: Casentini, R.O. & Dorothy Irene  
 PROPERTY ADDRESS: 690 Van Ness

PARCEL NO. 763-12  
 DATE ACQ: Prior 1959

OWNER'S ADDRESS:

IRS:

ZONING: C-3 PRESENT USE: Garage

CONSID: N.S.  
 BEST USE: Store & Offices

ASSESSED VALUE: Land \$ 19,050  
 Imps. 6,500  
\$ 25,550

TAXES: \$ 2,253.51

LAND: DIMENSION 50' x 109' = 5,450 s.f.

## SUMMATION APPROACH:

Rounded to

Land	5,450 s.f. @ \$13.30+	\$ 72,500	
Improvements	5,450 s.f. @ \$ 3.50	\$19,075	
	Mezz. 980 s.f.	<u>500</u>	
		19,575	
		\$92,075	\$ 92,100

## MARKET DATA APPROACH:

### Sales Most Comparable

666-6A \$105,000 - Larger lot & bldg. but poorer location.

666-26 & 27 \$55,000 - Comparable lot & bldg. but poorer location. \$90,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
3-spaces	\$ 400 ea.	\$ 300 ea.	\$ 900
1-space	Owner	150	<u>150</u>
			\$1,050
		\$1,050 x 85 =	\$89,250
			\$89,300

LAND	\$ 72,500
IMPROVEMENTS	<u>17,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 90,000





ADDRESS: 690 Van Ness  
TYPE: Garage

PARCEL NO.: 763-12  
BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
										X		
								Est. Age				
								30+				
	TOTALS											

EXTERIOR WALLS: Brick

FOUNDATION: Conc.

POOF: Comp.

INTERIOR: Floors: Conc. & Pine Walls & Ceiling: Plywood & Heat: Portable  
Unf.

NON-RESIDENTIAL UNITS: Garage:

Bldg. contains unfinished garage area, parts room, office, shop,  $\frac{1}{2}$  bath (2 fixtures) and Mezz., that is flooring only for shop & storage.

Owner of bldg. occupies part of bldg. (Mezz.) He leases three separate portions @ \$400/mo. ea. (Owner pays all utilities)

Built in Dynam Meter in bldg. included in bldg. value.







ELM STREET



Scale 1" = 30'



TURK STREET

# APPRAISAL

OWNER: Cordes, Grace M.  
 PROPERTY ADDRESS: 639-55 Turk Street

PARCEL NO. 763-14  
 DATE ACQ: 4-25-60

OWNER'S ADDRESS:

IRS: None  
 CONSID: Decree

ZONING: C-3 PRESENT USE: Garage & Shops BEST USE: Offices

ASSESSED VALUE: Land \$ 12,840  
 Imps. 15,300  
 \$ 28,140

TAXES: \$ 2,481.95

LAND: DIMENSION 90' x 120' = 10,800 s.f.

## SUMMATION APPROACH:

Rounded to

Land	10,800 s.f. @ \$9.03+	\$ 97,500	
Improvements	10,800 s.f. @ \$2.00	\$21,600	
Bsmt.	10,800 s.f. @ \$1.00	10,800	
Mezz.	948 s.f.	250	
		<u>32,650</u>	\$
		\$130,150	130,200

## MARKET DATA APPROACH:

Sales Most Comparable

666-6A \$105,000 - Smaller lot & bldg. area.

666-26 & 27 \$55,000 - Smaller lot & bldg. area. \$125,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Gar. & Bsmt.	\$ refused	\$ 1,000	\$
Printers	225	225	
Store	Vacant	225	
		<u>\$1,450</u>	x 90

\$130,500

LAND	\$ 97,500
IMPROVEMENTS	<u>32,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 130,000





PARCEL NO.: 763-14  
BLDG.:

EXTERIOR WALLS: Poured Conc. FOUNDATION: Conc.

POOF: T. & G.

INTERIOR: Floors: **See below** Walls & Ceiling:

Heat: 1-suspended

NON-RESIDENTIAL UNITS:

## Floors

## Walls

## Ceilings

639 Turk - Garage:

2 offices -

Asph.Tile

T. & G. Wood &

## Plywood

Garage -

Conc.

Plaster &amp; Unf.

Unf.

1/2 bath - 2 fixtures

Mezz: Office & Storage

Full Bsmt. - unfinished used for car parking.

Above areas leased by Garage to 1967. Tenant refused to give  
lease information.

### Garage Equipment:

1-Old style computer pump

1-300 gallon underground gas tank

1-2,000 gallon underground gas tank.

651 Turk - Printing Co. - \$225/mo. to 1965

Office -

Lino.

## Plywood

Plywood

Shop -

Conc.

## Plywood, Plaster

Unf.

E. T. & G. Wood

2- $\frac{1}{2}$ baths with 4 fixtures

Mezz. is office

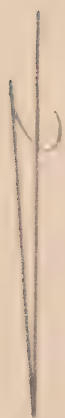
655 Turk - Vacant - 2 rooms - office Mezz. & 1/2 bath with 2 fix.







ELM STREET



Scale 1" = 30'



TURK STREET



# APPRAISAL

OWNER: Murphy, Alice V.  
PROPERTY ADDRESS: 625 Turk Street

PARCEL NO. 763-15  
DATE ACQ: Prior 1958

OWNER'S ADDRESS:

IRS:

CONSID:

ZONING: C-3 PRESENT USE: Warehouse & Club

BEST USE: Offices & Stores

ASSESSED VALUE: Land \$ 12,160  
Imps. 14,800  
\$ 26,960

TAXES: \$ 2,377.87

LAND: DIMENSION Irregular - 9,900 s.f.

## SUMMATION APPROACH:

Rounded to

Land	9,900 s.f. @ \$9.09+	\$ 90,000	
Improvements	9,900 s.f. @ \$1.00	\$9,900	
Mezz.	3,300 s.f. @ \$.50	<u>1,650</u>	
		<u>11,550</u>	
		\$101,550	\$ 101,600

## MARKET DATA APPROACH:

### Sales Most Comparable

737-3 \$8.00/s.f. - Smaller lot)  
762-9 \$8.89/s.f. - Smaller lot) Land Sales.

666-6A \$10.01/s.f. - Overall )  
666-26 & 27 \$10.19/s.f. - Overall) Garage type  
Bldgs.

\$101,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$ 600	\$ 1,000	\$
		\$1,000 x 95	\$ 95,000

LAND	\$ 90,000
IMPROVEMENTS	<u>10,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 100,000



625 Turk Street  
Warehouse & Club

PARCEL NO. 763-15  
BLDG. 1

EXTERIOR WALLS: Brick	FOUNDATION: Conc.	POOF: Comp.	
INTERIOR: Floors: See below	Walls & Ceiling:	Heat:	
NON-RESIDENTIAL UNITS:	<u>Floors</u>	<u>Walls</u>	<u>Ceilings</u>
1st. Floor:			
Warehouse	Conc.	Unf.	Unf.
Office	"	Plywood	T. & G. Wood
½ bath - 2 fixtures			
Mezz;			
2-recreation rooms			
1-storage room			
1-Office			
½ bath - 2 fixtures			
Unfinished area used for storage.			



BLOCK 792





## BLOCK 792

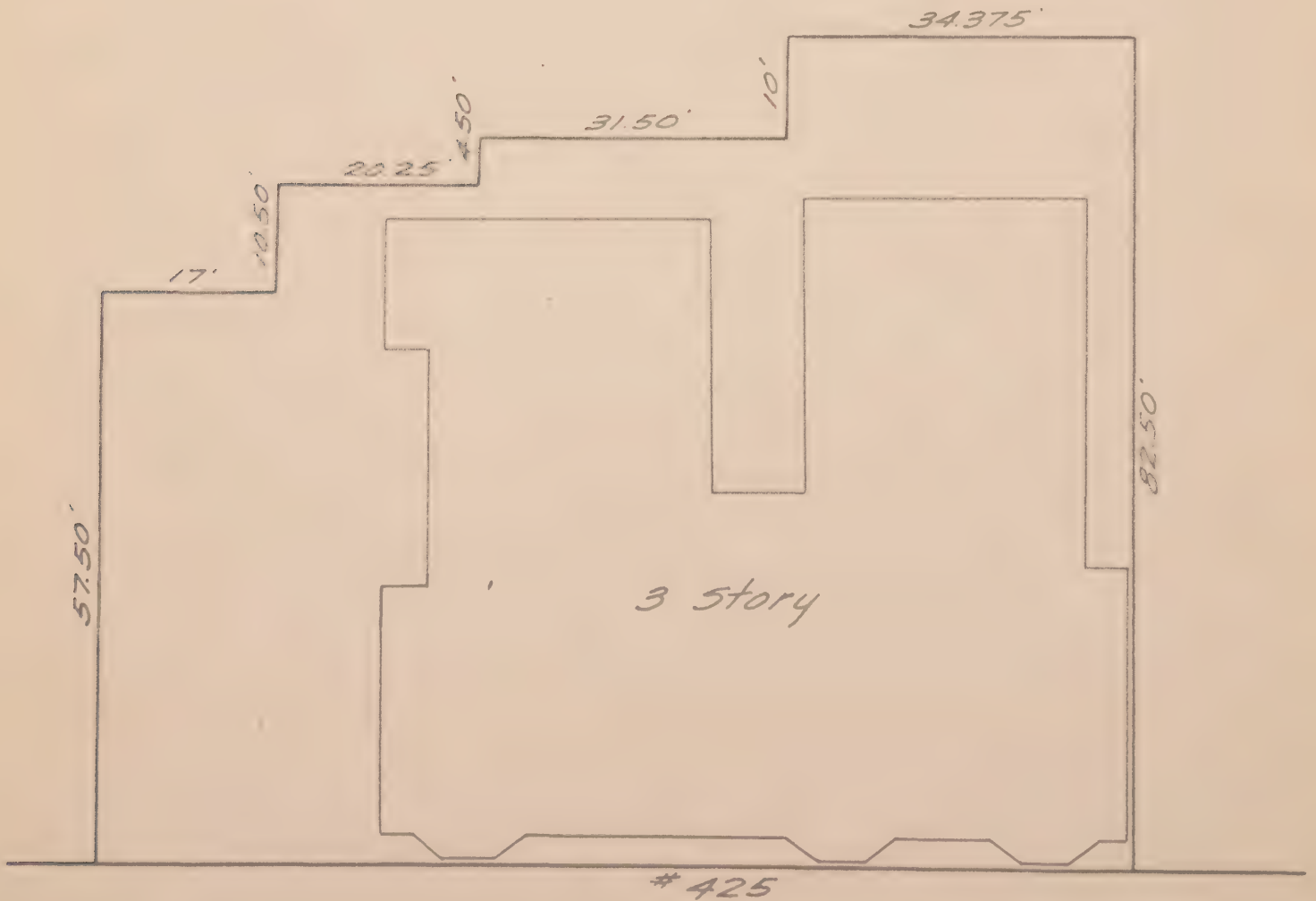
	<u>NAME</u>	<u>LAND</u>	<u>IMPS.</u>	<u>TOTAL</u>
-2	City Title Insurance Co.	\$ 65,000	\$ 60,000	\$125,000
-3	Etco Corp.	39,500	3,000	42,500 ✓
-4 & 6	Ames, Fitz-Gerald, Sr., etal	150,000	50,000	200,000 ✓
-7	McGuire, Marion Bruce	40,000	150,000	190,000 ✓
-8	The Tung Sen Cemetery Assn.	35,000	80,000	115,000 ✓
-9	Vierra, Edward & Priscilla	17,500	58,000	75,500 ✓
-10 & 11	Amonini, John	55,000	30,000	85,000 ✓
-22	Krug, Jack & Bertha	30,000	16,000	46,000 ✓
-23	Paslin, James R.	55,000	95,000	150,000
-24	Mergenthal, Johanna	<u>26,000</u>	<u>12,000</u>	<u>38,000</u>
		\$513,000	\$554,000	\$1,067,000







Scale 1" = 20'



FRANKLIN STREET



# APPRAISAL

OWNER: City Title Insurance Co.  
PROPERTY ADDRESS: 425 Franklin Street

PARCEL NO. 792-2  
DATE ACQ: 10-6-55

OWNER'S ADDRESS:

IRS: None  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2 PRESENT USE: Apartments

ASSESSED VALUE: Land \$ 7,220  
Imps. 12,500  
\$ 19,720

TAXES: \$ 1,739.30

LAND: DIMENSION Irregular 7,474± s.f.

## SUMMATION APPROACH:

Rounded to

Land	7,474 s.f. @ \$8.70±	\$ 65,000	
Improvements	12,807 s.f. @ \$4.50	\$57,632	
Bsmt.	4,206 s.f. @ \$1.50	6,309	
		<u>63,941</u>	
		\$128,941	\$ 128,900

## MARKET DATA APPROACH:

Sales Most Comparable

785-9 \$120,000 - Smaller lot & bldg.(18 units)

792-7 \$185,000 (26 units) larger & better bldg.

743-10A \$146,000 (21 apts. & 2 stores) larger  
& better bldg. \$125,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly	
2-3rm.\$	62.50	\$ 70	\$ 140	
3-3rm.	65	70	210	
1-3rm.	Manager	70	70	
14-2rm.	55	60	840	
1-2rm.	48.50	60	<u>60</u>	
			\$1,320	\$124,600

See detail sheet

LAND	\$ 65,000
IMPROVEMENTS	<u>60,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 125,000



ADDRESS: 425 Franklin Street  
 TYPE: 21 Apartments

PARCEL NO.: 792-2  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.5	1			1	1	3	10					
2	1		1	1	1	3	6		X			
2nd.5	1			1	1	3	10	Est. Age				
2	1		1	1	1	3	6	55+				
3rd.5	1			1	1	3	10					
2	1		1	1	1	3	6					
21	TOTALS						48					

EXTERIOR WALLS: Wood Shingle FOUNDATION: Conc.

ROOF: Comp. &  
T. & G.

INTERIOR: Floors: Hwd., Lino. Walls & Ceiling: Plaster  
Asph. Tile & Conc.

Heat: Portable

NON-RESIDENTIAL UNITS:

Bsmt. used for storage & lobby.

### Income Approach

Gross Income: \$1,320 x 12 mos.  
Vacancy 5%

\$15,840  
792  
 \$15,048

### Expenses:

Taxes \$1,739  
 Insurance 600  
 Utilities 450  
 Maintenance 1,000  
 Management 750

4,539

Net Income:  
 Income to Land 7%  
 Income to Imps.:

\$10,509  
4,550  
 \$ 5,959

Return on Investment 7%  
 Return of Investment 3%  
 10%

Imps.: \$5,959 ÷ 10  
 Land:

\$59,590  
65,000  
 \$124,590



# APPRAISAL

OWNER: Etco Corp.  
 PROPERTY ADDRESS: 300 Grove Street

PARCEL NO. 792-3  
 DATE ACQ: Not available

OWNER'S ADDRESS:

IRS:  
 CONSID:  
 BEST USE: Store

ZONING: C-2 PRESENT USE: Garage

ASSESSED VALUE: Land \$ 5,310  
 Imps. 3,600  
\$ 8,910

TAXES: \$ 785.86

LAND: DIMENSION 57.5' x 68.75' = 3,953± s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,953 s.f. @ \$9.87±		\$ 39,000	
Improvements	3,939 s.f. @ \$1.00	\$3,939		
Moist.	640 s.f. @ \$ .50	<u>320</u>	4,259	
			<u>\$43,259</u>	\$ 43,300

## MARKET DATA APPROACH:

Sales Most Comparable

666-26 & 27 \$55,000 - Larger lot & bldg.  
 \$10.19/s.f. overall.

666-6A \$105,000 - Larger lot & bldg.  
 \$10.01/s.f. overall. \$40,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Gar.	\$ 375	\$ 400	\$
		\$400 x 105 =	\$42,000

LAND IMPROVEMENTS \$ 12,500  
1,000

MARKET VALUE OF PROPERTY \$ 52,500







Scale 1"=30'



STREET

FRANKLIN



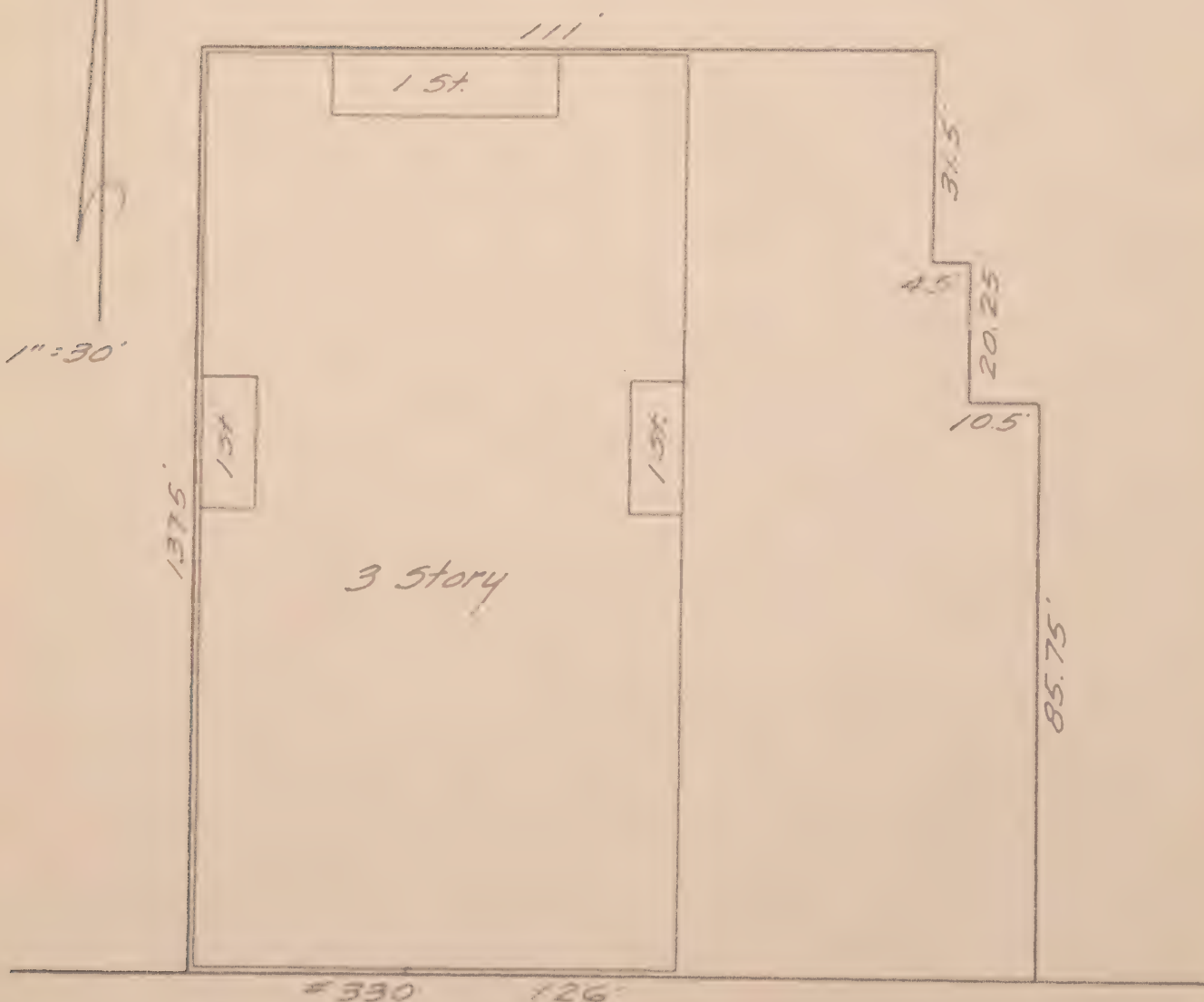
GROVE STREET







Scale 1"=30'



GROVE STREET



# APPRaisal

OWNER: Ames, Fitz-Gerald, Sr., et al PARCEL NO. 792-4 & 6  
 PROPERTY ADDRESS: 330 Grove Street DATE ACQ: Not Available

OWNER'S ADDRESS: IRS: None  
 ZONING: C-2 PRESENT USE: Store & Shops CONSID: 1/2 Interest only  
 BEST USE: Commercial

ASSESSED VALUE: Land \$ 9,760  
 Imps. 17,850  
 \$ 27,610 TAXES: \$ 2,435.20

LAND: DIMENSION Irregular 16,640 S.F.

SUMMATION APPROACH: Rounded to

Land	16,640 s.f. @ \$9.01				150,000
Improvements	38,380 s.f. @ \$1.50	\$57,570			
Bsmt.	10,620 s.f.	<u>3,000</u>			
				60,570	
				<u>\$210,570</u>	\$ 210,600

MARKET DATA APPROACH:

Sales Most Comparable

733-2	\$204,750 - Larger lot, smaller bldg. area.	\$200,000
-------	---	-----------

INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Photo Store	\$ 400 to 1968	\$	\$

Balance of bldg. is to be remodeled before renting

LAND	\$ 150,000
IMPROVEMENTS	<u>50,000</u>

MARKET VALUE OF PROPERTY \$ /200,000



792-  
PARCEL NO.: 4, 5, 6  
BLDG.:

INTERIOR: Floors: **Lino., Pine** Walls & Ceiling: **see below** Heat: **steam**  
 Conc. & Asph. Tile

NON-RESIDENTIAL UNITS: Floors Walls Ceilings.

2st. Floor:

8 rooms

1 bath - 4 fix.

Lino. &amp; Pine

Plywood &  
T. & G. Wood

Unf. &amp; Plywood

3rd. floor:

2 rooms.

1 both = 4 flx.

11

Unf. &amp; Sheet rock

Unf.

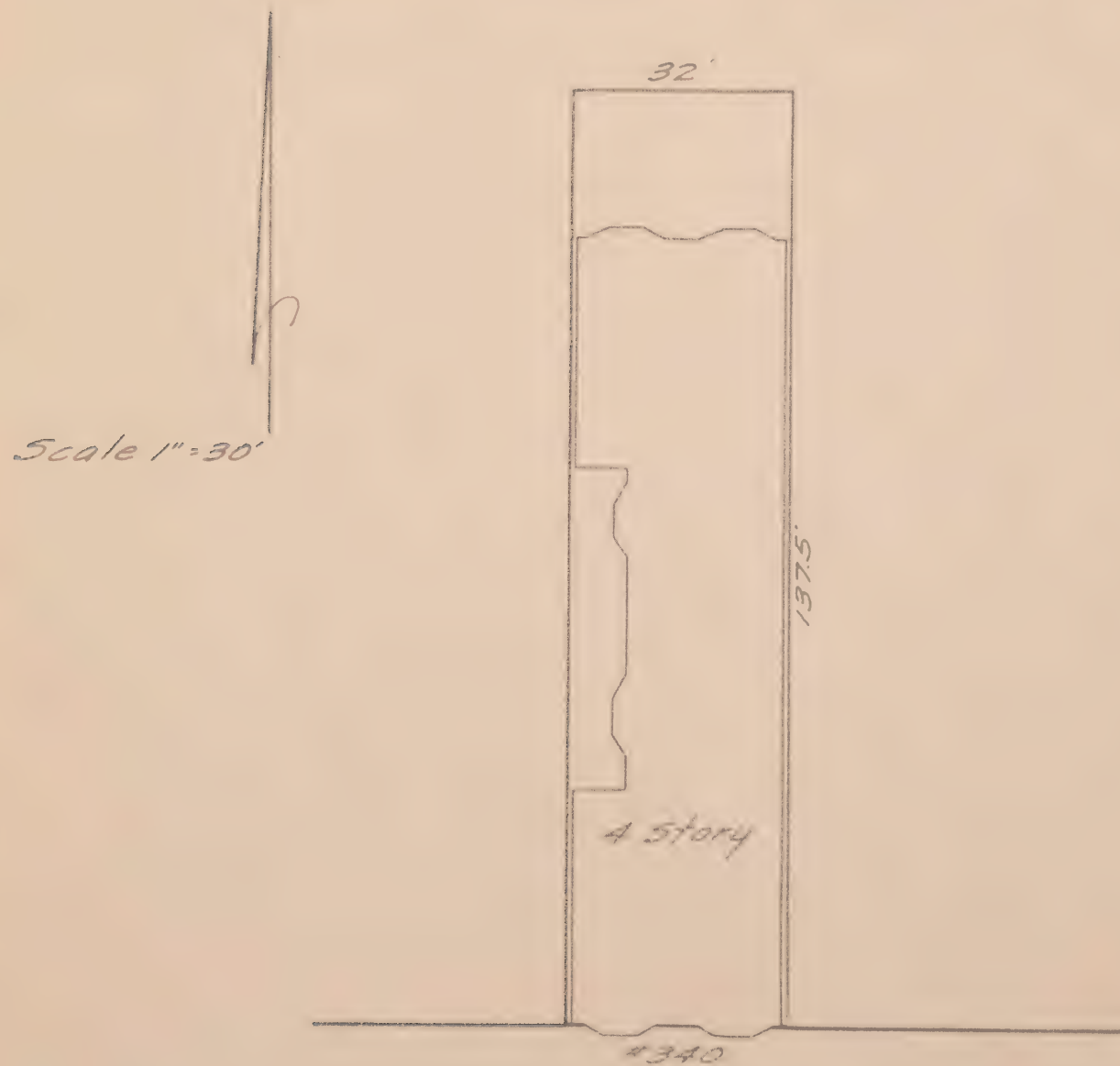
1st. floor contains store, 8 storage rooms, 2- $\frac{1}{2}$  baths - 4 fls.  
10' x 40' conc. vault.

Mezz. contains 10 rooms & 1-2 fix. bath.









GROVE STREET

# APPRAISAL

OWNER: McGuire, Marion Bruce  
PROPERTY ADDRESS: 340 Grove Street

PARCEL NO. 792-7  
DATE ACQ: 8-31-62

OWNER'S ADDRESS:

IRS: \$203.50  
CONSID: \$185,000  
BEST USE: Same

ZONING: C-2 PRESENT USE: Apartments

ASSESSED VALUE: Land \$ 2,340  
Imps. 27,000  
\$ 29,340

TAXES: \$ 2,587.79

LAND: DIMENSION 32' x 137.5' = 4,400 s.f.

## SUMMATION APPROACH:

Rounded to

Land	4,400 s.f. @ \$9.09+	\$ 40,000	
Improvements	16,832 s.f. @ \$9.50	<u>159,904</u>	
		\$199,904	\$ 199,900

## MARKET DATA APPROACH:

Sales Most Comparable

785-9	\$120,000 - Smaller lot & bldg. area (18 apts.)	
650-21	\$152,000 - Better location (16 apts.)	\$185,000

## INCOME APPROACH:

Units	Furnished Actual Rent	Unfurnished Fair Rent	Total Monthly
1-2rm.	\$ Manager	\$ 85	\$ 85
11-2rm.	95	85	935
12-2rm.	90	80	960
1-2rm.	75	65	65
1-1rm.	65	60	60
1 garage	8	8	8
1 garage	10	8	8
			<u>\$2,121</u>
			\$198,800

See detail sheet

LAND	\$ 40,000
IMPROVEMENTS	<u>150,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 190,000



ADDRESS: 340 Grove Street  
 TYPE: 26 Apartments

PARCEL NO.: 792-7  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st-4th. 6 ea.	1			1	1	3	48		X			
Bsmt. 1	1			1	1	3	2	Est. Age				
1	1				1	3	1	40+				
26	TOTALS						51					

EXTERIOR WALLS: Poured Conc. FOUNDATION: Con. POOF: T. & G.

INTERIOR: Floors: Lino., Hwd. Walls & Ceiling: Plaster Heat: Steam  
 Asph. Tile & Cpt.

NON-RESIDENTIAL UNITS:

Bsmt. also has space for two cars, boiler  
 room & storage space.  
 1200 lb. - 8 passenger elevator - 5 stops.

#### INCOME APPROACH (con'd)

Gross Income: \$2,121 x 12 \$25,452  
 Vacancy - 5% 1,273  
 \$24,179

#### Expenses:

Taxes \$2,588  
 Insurance 700  
 Utilities 1,300  
 Maintenance 1,300  
 Management 1,200 7,088

Net Income: \$17,091  
 Income to land 7% 2,800  
 Income to Imps. \$14,291

Return on Investment: 7%  
 Return of Investment: 2%  
 9%

Imps.: \$14,291 ÷ 9% \$158,789  
 Land : 40,000  
 \$198,789

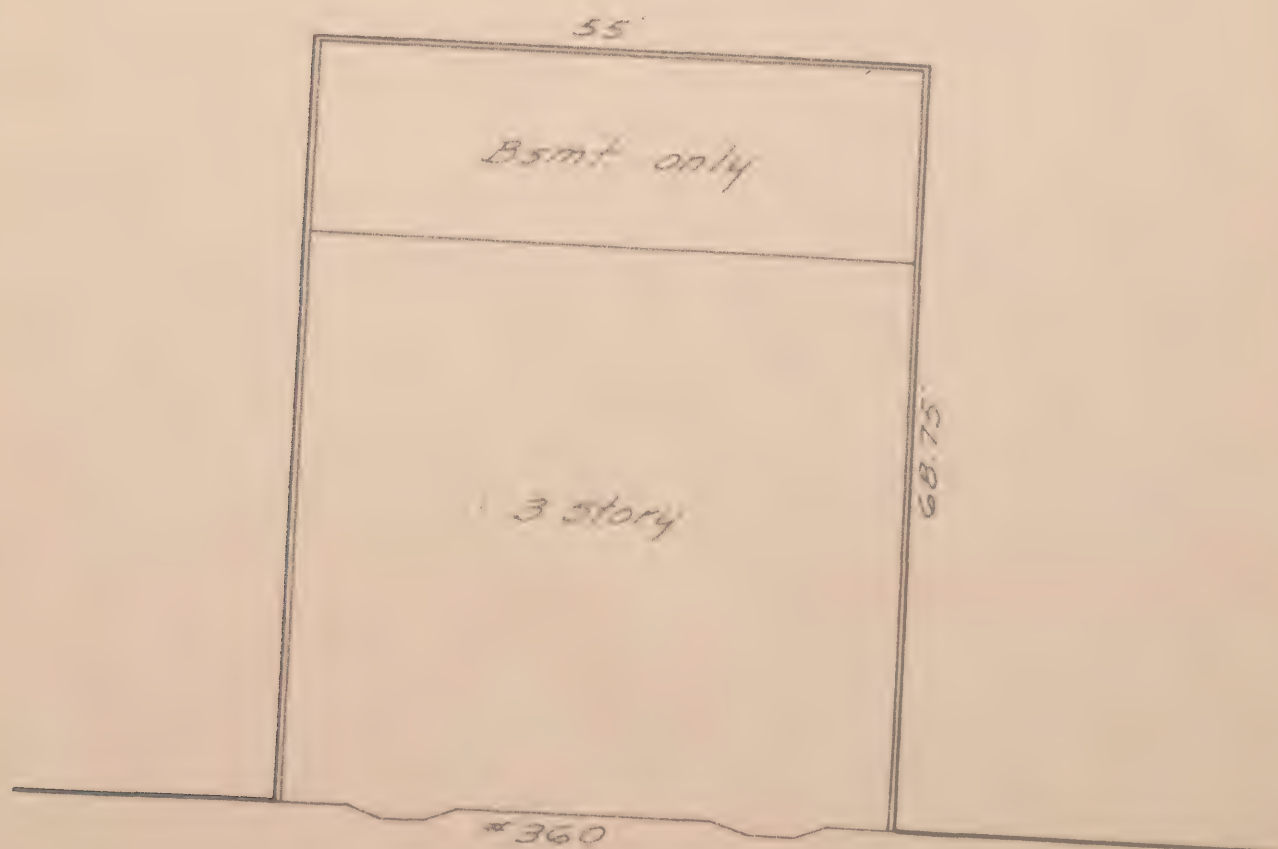








Scale 1" = 20'



GROVE STREET

# APPRAISAL

OWNER: The Tung Sen Cemetery Assn.  
PROPERTY ADDRESS: 360 Grove Street

PARCEL NO. 792-8  
DATE ACQ: 6-22-60

OWNER'S ADDRESS:

IRS: \$36.75  
CONSID: Trade  
BEST USE: Same

ZONING: C-2 PRESENT USE: Apartments

ASSESSED VALUE: Land \$ 3,070  
Imps. 20,250  
\$ 23,320

TAXES: \$ 2,056.82

LAND: DIMENSION 55' x 68.75' = 3,781± s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$9.26±	\$ 35,000	
Improvements	8,541 s.f. @ \$8.80	\$75,161	
Bsmt.	3,781 s.f. @ \$2.00	<u>7,562</u>	
		<u>82,723</u>	
		\$117,723	\$ 117,700

## MARKET DATA APPROACH:

Sales Most Comparable

785-9 \$120,000 - Comparable bldg. & lot better condition.

719-12A \$ 90,000 - 12 Apts., better location. \$115,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-2rm. \$	Manager	\$ 75	\$ 75
5-2rm.	68	75	375
5-2rm.	65	75	375
5-2rm.	60	70	350
2-2rm.	62	62.50	125
2 Gars.	7	7	14
2 Gars.	8	8	<u>16</u>
			\$1,330

See detail sheet

\$111,200

LAND	\$ 35,000
IMPROVEMENTS	<u>80,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 115,000



ADDRESS: 360 Grove Street  
 TYPE: Apartments

PARCEL NO.: 792-8  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.	Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix			
1st.6	1			1	1	3	12	E G F P X	Est. Age 40±
2nd.6	1			1	1	3	12		
3rd.6	1			1	1	3	12		
18	TOTALS						36		

EXTERIOR WALLS: Brick FOUNDATION: Conc. POOF: T. & G.

INTERIOR: Floors: Hwd., Lino. Walls & Ceiling: Plaster & Asph. Tile Heat: Steam

NON-RESIDENTIAL UNITS: Bsmt. is used for garages, storage, boiler room and lobby. Built-in central refrigeration.

#### INCOME APPROACH (con'd)

Gross Income:	\$1,330 x 12 mos.	\$15,960
	Vacancy 5%	<u>798</u>
		\$15,162

#### Expenses:

Taxes	\$2,057	
Insurance	575	
Utilities	900	
Maintenance	900	
Management	<u>660</u>	\$ 5,092

Net Income:	\$10,070
Income to Land 7%	<u>2,450</u>
Income to Imps.	\$ 7,620

Return on Investment	7%
Return of Investment	<u>3%</u>
	10%

Imps.	\$7,620 ÷ 10%	\$76,200
Land:		<u>35,000</u>
Total:		\$111,200

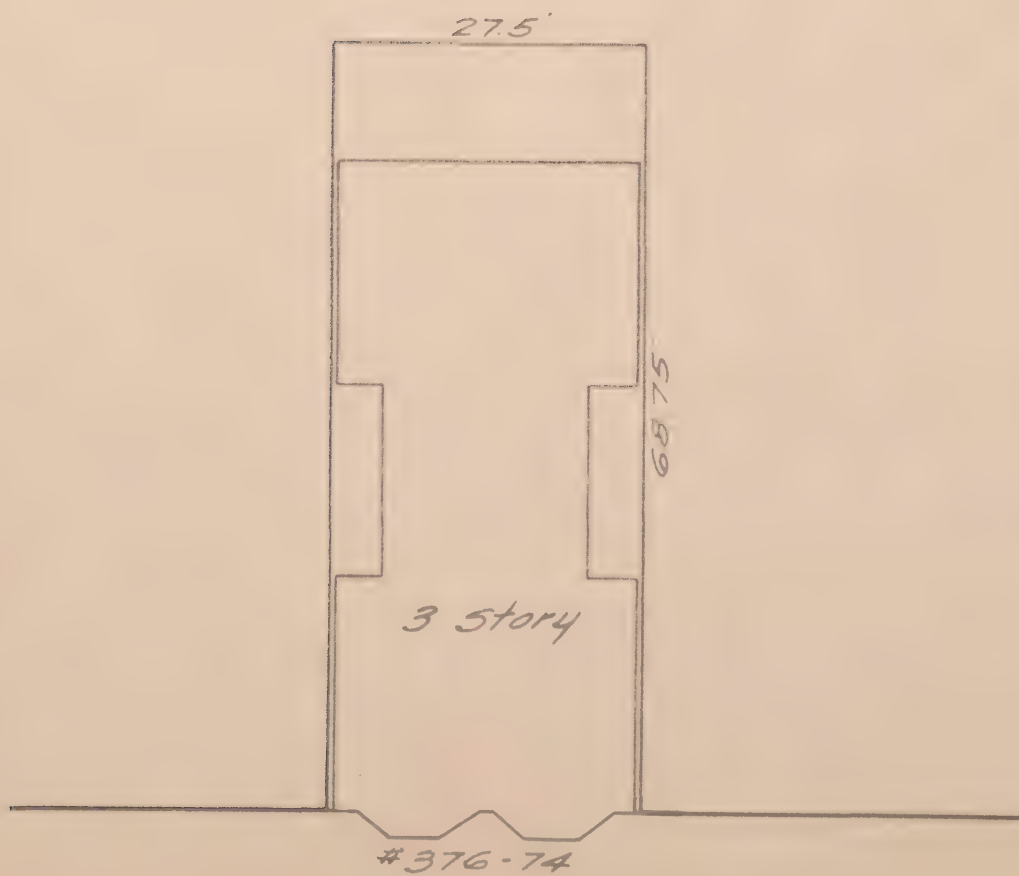








Scale 1" = 20'



GROVE STREET

# APPRAISAL

OWNER: Vierra, Edward & Priscilla  
 PROPERTY ADDRESS: 374-76 Grove Street

PARCEL NO. 792-9  
 DATE ACQ: 12-6-62

OWNER'S ADDRESS:

IRS: \$82.50  
 CONSID: \$75,000

ZONING: C-2

PRESENT USE: Apts. & Office  
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,540  
 Imps. 6,850  
 \$ 8,390

TAXES: \$ 740.00

LAND: DIMENSION 27.5' x 68.75' = 1,891 s.f.

## SUMMATION APPROACH:

Rounded to

Land	1,891 s.f. @ \$9.25+	\$ 17,500	
Improvements	5,894 s.f. @ \$10.50	<u>61.887</u>	
		\$79,387	\$ 79.400

## MARKET DATA APPROACH:

### Sales Most Comparable

785-9 \$120,000 - (18 apts.) larger lot & bldg.

774-14 \$70,000 - Comparable bldg. & lot - poorer location.

719-12A \$90,000 - Comparable bldg. & lot - better location.

Also see above sale. \$75,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-2rm.	\$ Manager	\$ 65	\$ 65
11-2rm.	65 each	65	715
Office	40	40	<u>40</u>
			\$820

See detail sheet: \$71,300

LAND	\$ 17,500
IMPROVEMENTS	<u>58,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 75,500





ADDRESS: 374-76 Grove Street  
 TYPE: 12 Apartments & one office

PARCEL NO.: 792-9  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st & 3rd. 4 ea.	1			1	1	3	24			X		
								Est. Age				
								50±				
12	TOTALS						24					

EXTERIOR WALLS: Rustic      FOUNDATION: Conc.      POOF: T. & G.

INTERIOR: Floors: Pine & Lino Walls & Ceiling: Plaster      Heat: Steam

NON-RESIDENTIAL UNITS: Bsmt. contains small office, storage, lobby and boiler room.

#### INCOME APPROACH (con'd)

Gross Income: \$820 x 12      \$9,840  
 Vacancy - 5%      492  
 Annual Effective Gross:      \$9,348

#### Expenses:

Taxes      \$740  
 Insurance      350  
 Utilities      600  
 Maintenance      600  
 Management      450      \$2,740

Net Income      \$6,608  
 Income to Land 7%      1,225  
 Income to Imps.      \$5,383

Return on Investment      7%  
 Return of Investment      3%  
                                  10%

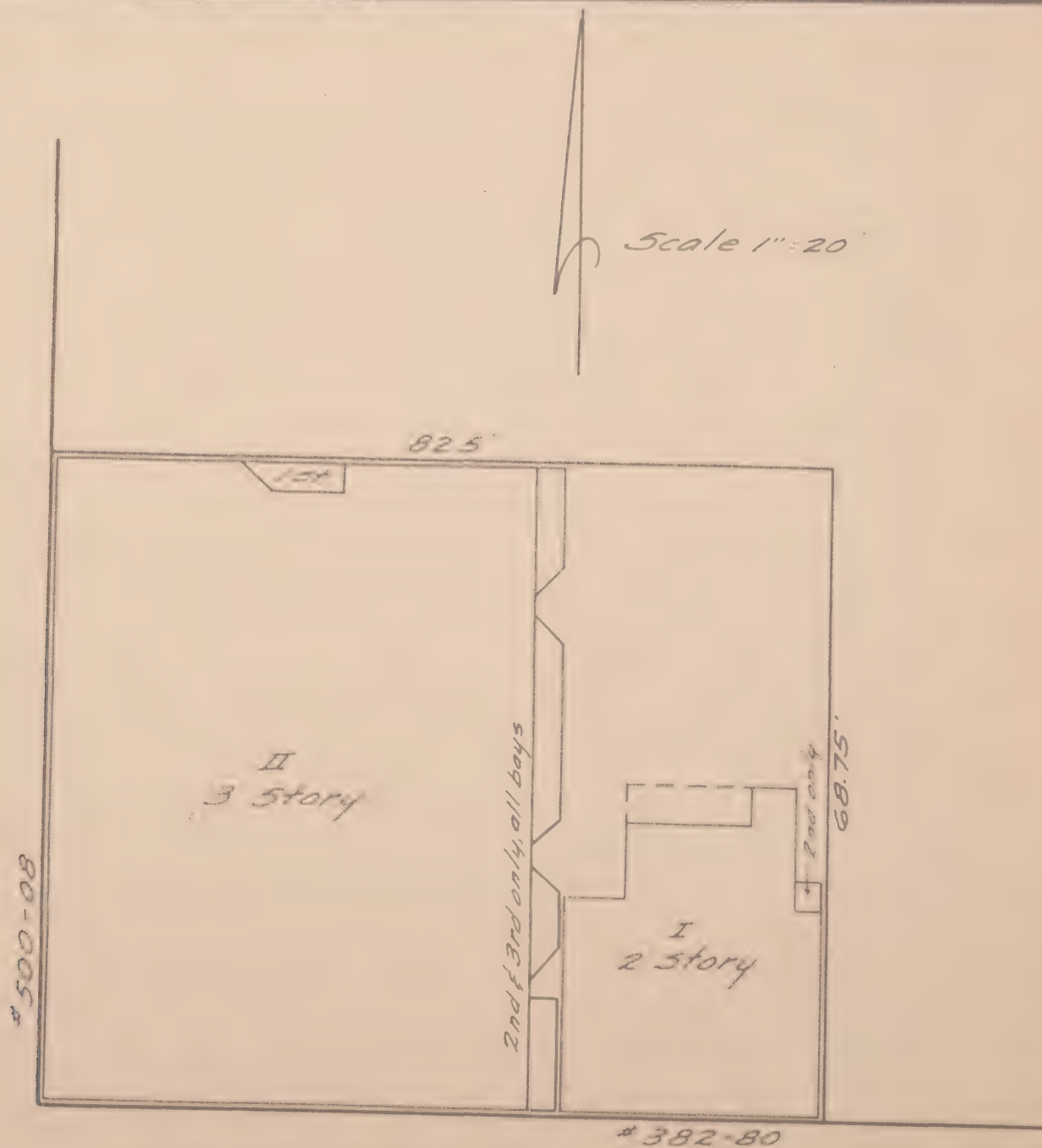
Imps.: \$5,383 - 10%      \$53,830  
 Land      17,500  
                                  \$71,330







GOUGH STREET



GROVE STREET

# APPRAISAL

OWNER: Amonini, John  
 PROPERTY ADDRESS: 380-83 Grove Street &  
 500-08 Gough Street  
 OWNER'S ADDRESS:

PARCEL NO. 792-10 & 11  
 DATE ACQ: Prior 1959

ZONING: C-2 PRESENT USE: Stores, Flats & Hotel  
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 5,620  
 Imps. 8,750  
\$14,370

TAXES: \$ 1,267.43

LAND: DIMENSION 68.75' x 82.5' = 5,672± s.f.

## SUMMATION APPROACH:

Rounded to

Land	5,672 s.f. @ \$9.70±	\$ 55,000	
Improvements			
Bldg. 1	1,804 s.f. @ \$1.00	1,804	
Bldg. 11	10,960 s.f. @ \$2.80	<u>30,688</u>	
		<u>32,492</u>	\$
		\$87,492	\$87,500

## MARKET DATA APPROACH:

### Sales Most Comparable

770-16 \$55,000 - poorer bldg. than Bldg. 11

795-14 \$19,000 - better bldg. than Bldg. 1

805-34A \$15,500 - Comparable to Bldg. 1 \$85,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-4rm.	\$ 70	\$ 75	\$
1-3rm.	60	65	
Bar & Store	300	300	
Cleaners	65	65	
Store	25	60	
Hotel	350	<u>350</u>	
		\$915 x 90 =	\$82,350
			\$82,400

LAND	\$ 55,000
IMPROVEMENTS	<u>30,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 85,000





ADDRESS: 380-82 Grove Street  
 TYPE: Flats

PARCEL NO.: 792-10  
 BLDG.: 1

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st. Fl.	1		1	1	1	3	3			X		
2nd. Fl.	1	1	1	1	1	3	4					
								Est. Age				
								70±				
2	TOTALS						7					

EXTERIOR WALLS: Rustic      FOUNDATION: Brick      POOF: T. & G.  
 INTERIOR: Floors: Pine & Lino. Walls & Ceiling: Plaster      Heat: Portable  
 NON-RESIDENTIAL UNITS: Bsmt. for storage - no value.



PARCEL NO.: 792-11  
BLDG.: 11

EXTERIOR WALLS: Rustic

FOUNDATION: Conc.

POOF: T. & G.

INTERIOR: Floors: Cpt., Pine Walls & Ceiling: Acoust. Tile Heat: Port. &  
Lino. & Asph. Tile & Plaster Central

NON-RESIDENTIAL UNITS:

FIRST FLOOR: 500-02 Gough - Bar & Liquor Store  
Contains bar, liquor store, kitchen & 2 baths  
with 5 fixtures. Fixtures are deemed personal  
property.

506 Gough - 2 rooms & 1/2 bath used by bar  
& liquor store for storage.

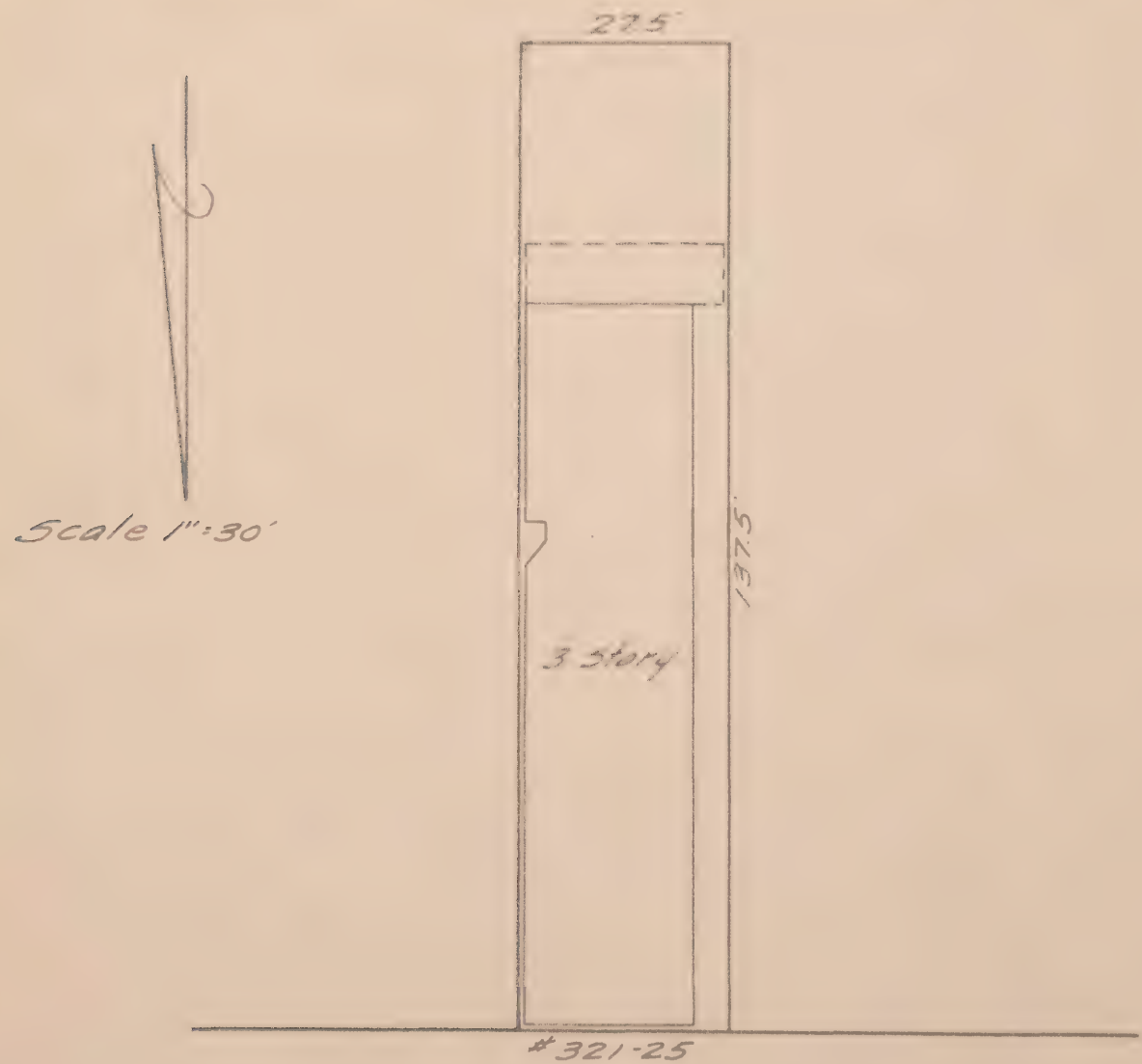
504 Gough - Cleaners - 1 room & 1/2 bath with 2 fixtures.

SECOND & THIRD FLOORS: Contains 34 sleeping rooms, each with lav., 1-3rm. apt. with Living room, bedroom & kitchen. 3 bathtubs, 1 shower & 4 toilets. Central heat to halls only.









FULTON STREET

# APPRAISAL

OWNER: Krug, Jack & Bertha  
 PROPERTY ADDRESS: 321 & 25 Fulton Street

PARCEL NO. 792-22  
 DATE ACQ: 3-11-53

OWNER'S ADDRESS:

IRS: \$38.50  
 CONSID: N.S.

ZONING: C-2 PRESENT USE: Store & Hotel BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,475  
 Imps. 4,050  
 \$ 6,525

TAXES: \$ 575.51

LAND: DIMENSION 27.5' x 137.5' = 3,781± s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$7.93±	\$ 30,000	
Improvements	7,861 s.f. @ \$2.30	18,080	
Bsmt. 786 s.f.		200	
		<u>\$48,280</u>	\$ 48,300

## MARKET DATA APPROACH:

Sales Most Comparable

684-24 \$67,000 - larger lot & bldg.

808-16 \$51,500 - smaller lot, better bldg. \$45,000

## INCOME APPROACH:

d	Units	Actual Rent	Fair Rent	Total Monthly
	Store	\$ 275	\$ 275	\$
	23 slp.rms.)			
	2-2rm.)	Refused		
	2 apts.)		300	
			<u>\$575 x 80</u>	\$46,000

LAND	\$ 30,000
IMPROVEMENTS	<u>16,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 46,000



ADDRESS: 321 & 25 Fulton  
 TYPE: Store & Hotel

PARCEL NO.; 792-22  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.	Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix			
2nd & 3rd.								E G F P	2 community kitchens 4 toilets, 2 showers & 1 bathtub serving 2nd. & 3rd floors. Face bowls in the sleeping rooms.
23			1				23		
2	1		1				4	X X	
2			1	1			4	Est. Age 60+	
27	TOTALS						31		

EXTERIOR WALLS: Rus. & Stuc. FOUNDATION: Conc.

POOF: T. & G.

INTERIOR: Floors: Pine & Conc Walls & Ceiling: Plaster  
 & T & G Wood

Heat: Portable

NON-RESIDENTIAL UNITS:

1st. floor: Grocery store  
 1 store, 5 storage rooms & 1-3 fixture bath.

Bsmt. for storage.

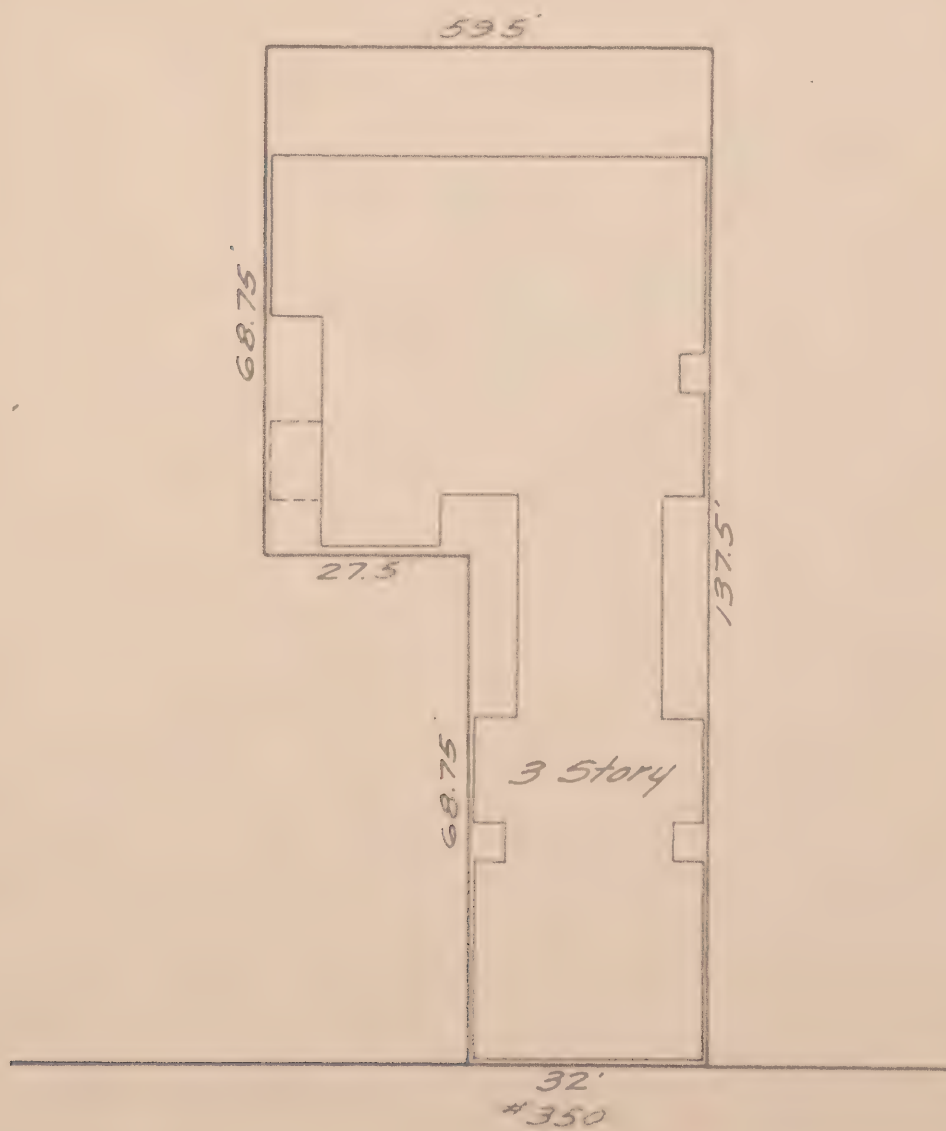








Scale 1"=30'



GROVE STREET

# APPRAISAL

OWNER: Paslin, James R.  
PROPERTY ADDRESS: 350 Grove Street

PARCEL NO. 792-23  
DATE ACQ: 3-10-55

OWNER'S ADDRESS:

IRS: \$38.50  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2 PRESENT USE: Apartments

ASSESSED VALUE: Land \$ 2,815  
Imps. 20,000  
\$ 22,815

TAXES: \$ 2,012.28

LAND: DIMENSION Irregular 6,291± s.f.

## SUMMATION APPROACH:

Rounded to

Land	6,291 s.f. @ \$8.74±		\$ 55,000	
Improvements	14,757 s.f. @ \$5.50	\$81,164		
Bsmt.	4,969 s.f. @ \$3.00	<u>14,907</u>	<u>96,071</u>	
			\$151,071	\$ 151,100

## MARKET DATA APPROACH:

### Sales Most Comparable

785-9 \$120,000 - Smaller lot & bldg.

792-7 \$185,000 - 26 units, better bldg.

1154-6A \$145,000 - Smaller lot, comparable bldg.area.

\$145,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
8-3rm.	\$ 85 ea.	\$ 90	\$ 720
1-3rm.	Manager	90	90
3-2rm.	70 ea.	75	225
6-2rm.	75 ea.	80	480
4 Gar.	7.50 ea.	7.50	<u>30</u>
			\$1,545

See detail sheet

\$148,800

LAND	\$ 55,000
IMPROVEMENTS	<u>95,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 150,000





ADDRESS: 350 Grove Street  
 TYPE: Apartments

PARCEL NO.: 792-23  
 BLDG.

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.3	1		1	1	1	3	9					
3	1			1	1	3	6		X			
2nd.3	1		1	1	1	3	9	Est. Age				
3	1			1	1	3	6					
3rd.3	1		1	1	1	3	9	40+				
3	1			1	1	3	6					
18	TOTALS						45					

EXTERIOR WALLS: Stuc. & Rus. FOUNDATION: Conc. POOF: T. & G.

INTERIOR: Floors: Cpt., Conc., Walls & Ceiling: Plaster Heat: Steam  
 Hwd., Lino. & A. Tile

NON-RESIDENTIAL UNITS:

Bsmt. is for garages, storage, boiler room & lobby. Built-in refrigeration.

#### INCOME APPROACH (con't)

Gross Income: \$1,545 x 12 \$18,540  
 Vacancy 5% 927  
 \$17,613

#### Expenses:

Taxes \$2,012  
 Insurance 625  
 Utilities 900  
 Maintenance 900  
 Management 881

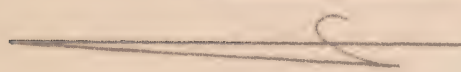
Net Income: 5,318  
 \$12,295  
 Income to Land 7% 3,850  
 Income to Imps.: \$ 8,445

Return on Investment: 7%  
 Return of Investment: 2%  
 9%

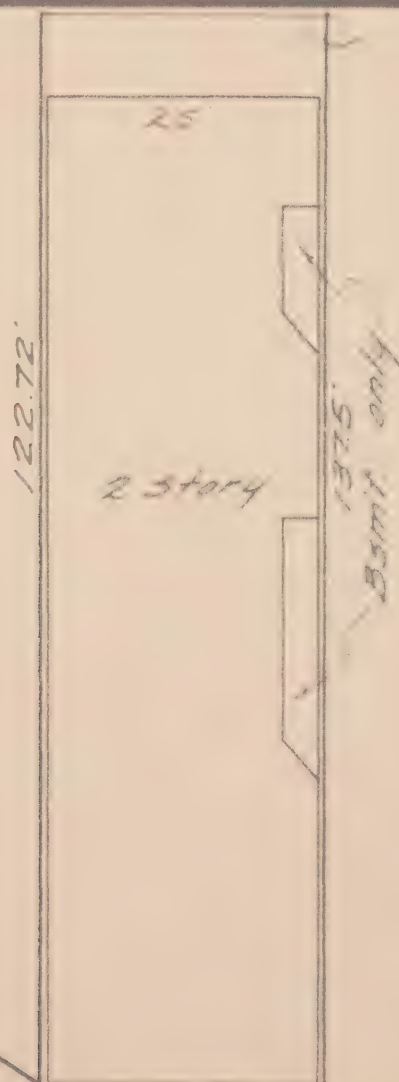
Imps. \$8,445 ÷ 9% \$ 93,833  
 Land: 55,000  
 \$148,833







Scale 1"=20'



CENTRAL FREEWAY  
(overpass)

#144  
#516

GOUGH STREET

# APPRAISAL

OWNER: Mergenthal, Johanna  
 PROPERTY ADDRESS: 516 Gough

PARCEL NO. 792-24  
 DATE ACQ: Not available

OWNER'S ADDRESS:

IRS: None

ZONING: C-2

PRESENT USE: Apartments

CONSID:

BEST USE: Same

ASSESSED VALUE: Land \$ 1,795  
 Imps. 3,600  
\$ 5,395

TAXES: \$ 475.84

LAND: DIMENSION Irregular 3,321 s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,321 s.f. @ \$7.83+		\$ 26,000	
Improvements	4,132 s.f. @ \$2.50	\$10,330		
Bsmt.	2,225 s.f. @ \$1.00	<u>2,225</u>	<u>12,555</u>	
			\$38,555	\$ 38,600

## MARKET DATA APPROACH:

Sales Most Comparable

795-16 \$32,446 - smaller lot, subject property in better condition.

1153-7 \$30,000 - Converted dwelling

744-17 \$37,500 - Larger but older bldg. \$38,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-4rm.	\$ 60	\$ 90	\$ 90
1-4rm.	75	90	90
2-4rm.	90 ea.	95	<u>190</u>
			\$370

\$370 x 105 = \$38,850 \$38,900

LAND	\$ 26,000
IMPROVEMENTS	<u>12,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 38,000





ADDRESS: 516 Gough Street  
 TYPE: Apartments

PARCEL NO.: 792-24  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st. Fl. 2	1	1	1	1	1	3	8		X			
2nd. Fl 2	1	1	1	1	1	3	8	Est. Age 50±				
4	TOTALS						16					

EXTERIOR WALLS: Rus. & Stucco FOUNDATION: Conc.

POOF: Comp.

INTERIOR: Floors: Lino & Pine Walls & Ceiling: Plaster

Heat: Steam

NON-RESIDENTIAL UNITS:

Bsmt. contains garages, boiler room and hall.

Garages are included in apt. rental.

The two \$90 apts. have been remodeled.

Most of bldg. has been remodeled recently.



BLOCK 1128



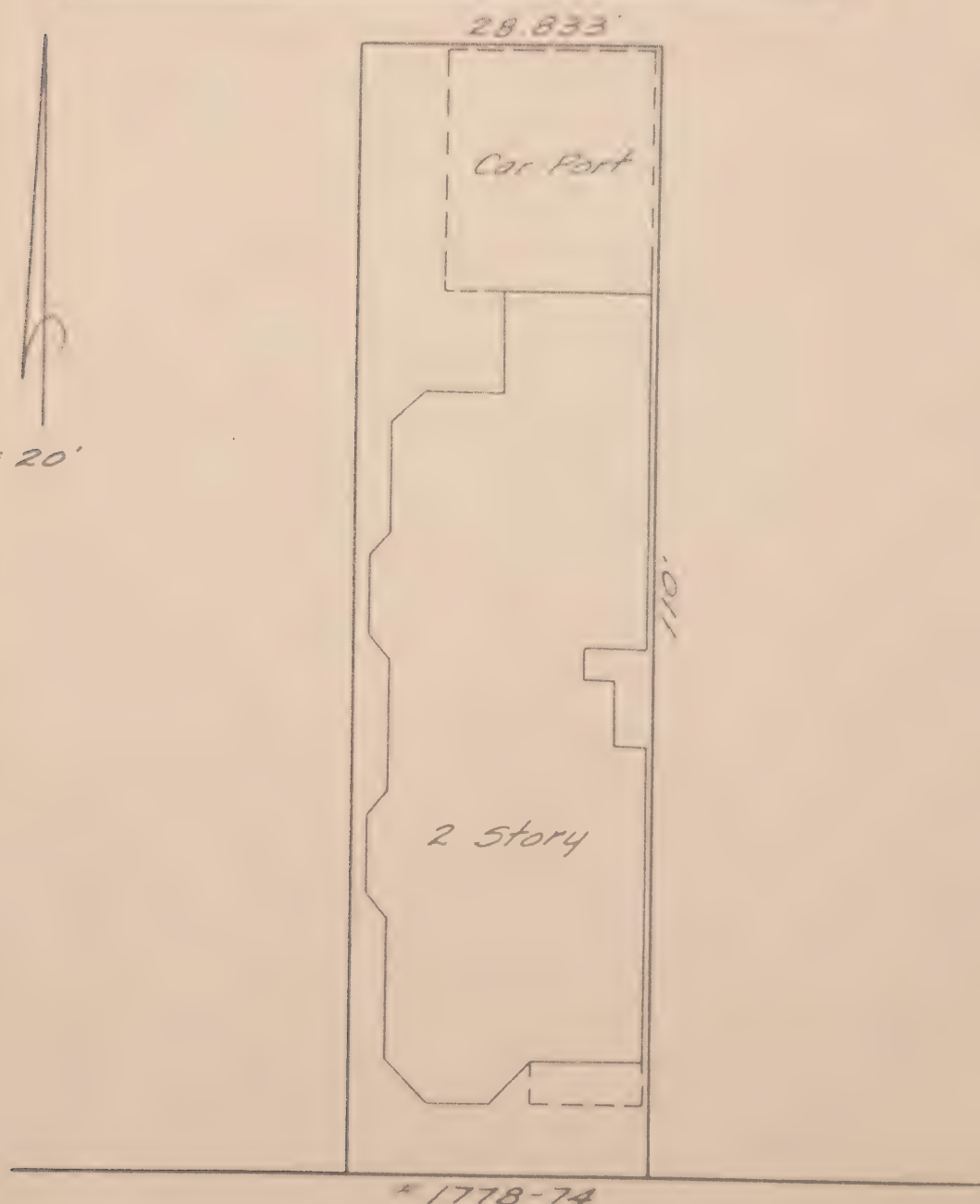


## BLOCK 1128

	<u>NAME</u>	<u>LAND</u>	<u>IMPS.</u>	<u>TOTAL</u>
-15	Borne, Alder & Nannie	\$14,000	\$17,000	\$31,000
-15A	Mogannam, Mausour, et al	11,500	23,500	35,000
-15B	Gallo, Jose R. & Josefa	10,500	11,500	22,000
-15C	Strohaur, Albert & Anna	10,500	13,500	24,000
-15D	Stewart, Edmond & Ella Mae	10,500	13,500	24,000
-16	Seyranian, Albert & Zabel	14,500	5,500	20,000
-17	DeLaCruz, Marcelino & Marie	12,000	14,000	26,000
-17A	Oliver, George & Balmer	11,500	17,500	29,000
-18	Gold, Benjamin A., et al	19,000	31,000	50,000
-19	Jones, Eva Mae	<u>17,000</u>	<u>11,000</u>	<u>28,000</u>
		\$131,000	\$158,000	\$289,000







Scale 1" = 20'

TURK STREET

# APPRAISAL

OWNER: Borne, Alder & Nannie  
 PROPERTY ADDRESS: 1774-78 Turk

PARCEL NO. 1128-15  
 DATE ACQ: 1953

OWNER'S ADDRESS:

IRS:

CONSID: N.S.

ZONING: R-4

PRESENT USE: Apts. & Church BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,570  
 Imps. 1,200  
 \$ 2,770

TAXES: \$ 244.31

LAND: DIMENSION 28.833' x 110' = 3,172±

## SUMMATION APPROACH:

Rounded to

Land	3,172 s.f. @ \$4.41±		\$ 14,000	
Improvements	3,808 s.f. @ \$4.00	\$15,232		
Bsmt.	1,904 s.f. @ \$1.50	2,856		
Carport	400 s.f.	100	18,188	\$
			<u>\$32,188</u>	32,200

## MARKET DATA APPROACH:

Sales Most Comparable

1129-4 \$30,000 (5 apts.) Larger bldg.

1153-7 \$30,000 (4 apts.) Larger lot. \$31,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly	
Church	\$ 60	\$ 50	\$ 50	
1-3rm.	80	60	60	
1-4rm.	80	70	70	
2-4rm.	82.50	70	140	
			<u>\$320</u> x 95	\$30,400

LAND	\$ 14,000
IMPROVEMENTS	<u>17,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 31,000





ADDRESS: 1774-78 Turk  
 TYPE: Apts. & Church

PARCEL NO.: 1128-1  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix.		E	G	F	P	
1st.1	1		1	1	1	3	3					
1	1		2	1	1	3	4			X		
2nd.2	1		2	1	1	3	8	Est. Age				
								65+				
4	TOTALS						15					

EXTERIOR WALLS: Rustic      FOUNDATION: Conc.      ROOF: Comp. Shingl

INTERIOR: Floors: Conc., Hwd. Walls & Ceiling: Plaster      Heat: Portable  
 Asph. Tile, Cpt. & Lino.

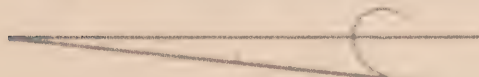
NON-RESIDENTIAL UNITS:

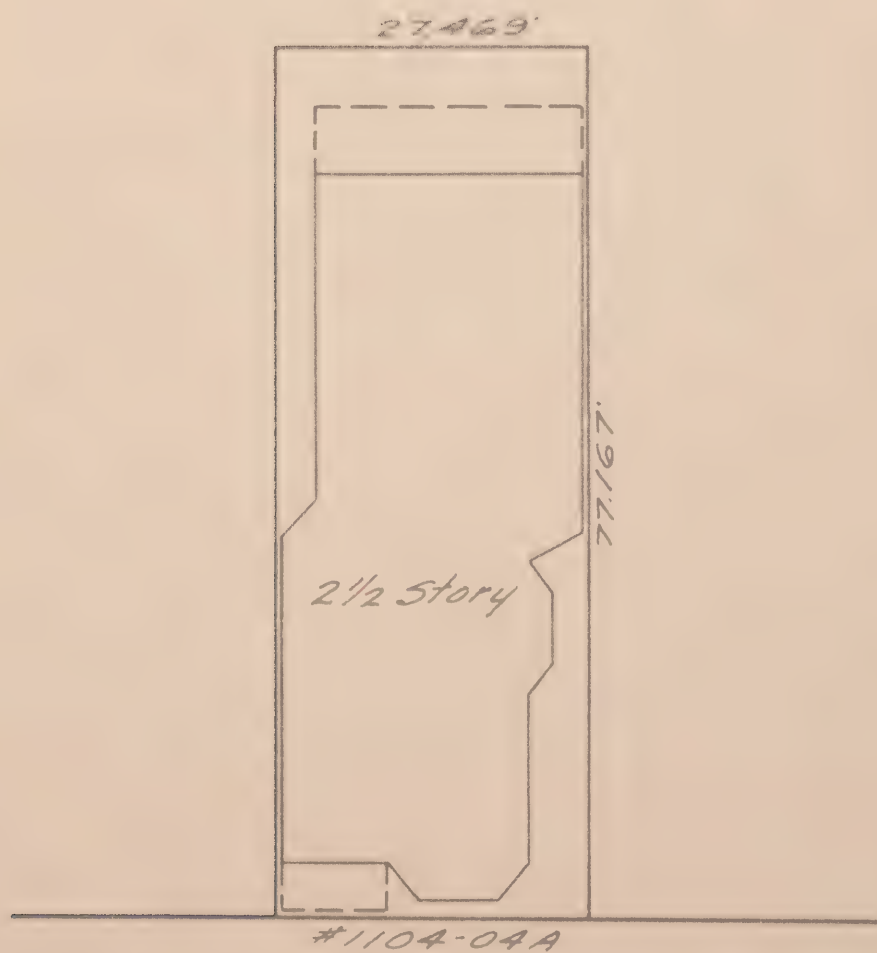
Bsmt. used as a church containing auditorium,  
 office, kitchen, storage room and one bath  
 with 2 fixtures.







  
Scale 1" = 20'



DIVISADERO STREET

# APPRAISAL

OWNER: Gallo, Jose R. & Josefa  
 PROPERTY ADDRESS: 1104-1104A Divisadero

PARCEL NO. 1128-15B  
 DATE ACQ: 2-6-53

OWNER'S ADDRESS: Same

IRS: \$8.80  
 CONSID: N.S.  
 BEST USE: Same

ZONING: C-2 PRESENT USE: Apartments

ASSESSED VALUE: Land \$ 1,570  
 Imps. 1,400  
 \$ 2,970

TAXES: \$ 261.95

LAND: DIMENSION 27.469' x 77.167' = 2,120± s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,120 s.f. @ \$4.95±		\$ 10,500	
Improvements	3,744 s.f. @ \$3.00	\$11,232		
Bsmt.	912 s.f.	<u>350</u>	<u>11,582</u>	
			\$22,082	\$ 22,100

## MARKET DATA APPROACH:

### Sales Most Comparable

1128-15C	\$22,000 - Comparable	
1153-7	\$30,000 - Larger lot, better bldg.(4 units)	
729-36	\$19,000 - Larger lot, smaller & poorer bldg.	\$22,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-4rm.	\$ 70	\$ 60	\$ 60
1-5rm.	110	85	85
1-6rm.	Owner	100	<u>100</u>
			\$245 x 90 = \$22,050

\$22,100

LAND	\$ 10,500
IMPROVEMENTS	<u>11,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 22,000





ADDRESS: 1104-04A Divisadero  
 TYPE: 3 Apartments

PARCEL NO.: 1128-15B  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kic.	Bath	No. Flx		E	G	F	P	
1st.fl	1	1	2	1	1	3	5					
2nd.fl	1	1	3	1	1	3	6			X		
3rd.fl	1		2	1	1	3	4	Est.Age 65±				
3	TOTALS						15					

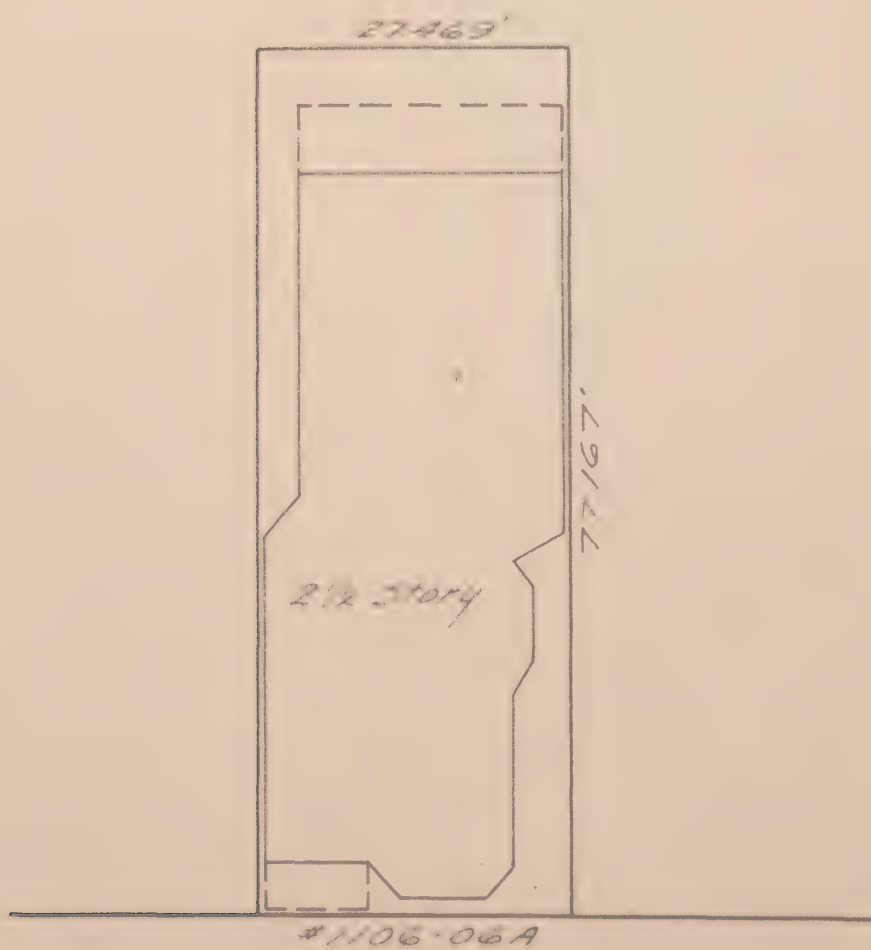
EXTERIOR WALLS: Rustic      FOUNDATION: Conc.      POOF: Comp. Shingle  
 INTERIOR: Floors: Pine, Hwd., Walls & Ceiling: Plaster      Heat: Portable  
                          Lino. & Asph. Tile  
 NON-RESIDENTIAL UNITS:      Bsmt. for garage & storage.







*Scale 1" = 20'*



*DIVISADERO STREET*

# APPRAISAL

OWNER: Strohman, Albert & Anna  
PROPERTY ADDRESS: 1106-06A Divisadero

PARCEL NO. 1128-15C  
DATE ACQ: 10-19-62

OWNER'S ADDRESS: Same

IRS: \$5.50  
CONSID: \$22,000  
BEST USE: Same

ZONING: C-2 PRESENT USE: Apartments

ASSESSED VALUE: Land \$ 1,580  
Imps. 1,400  
\$ 2,980

TAXES: \$ 262.84

LAND: DIMENSION 27.469' x 77.167' = 2,120± s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,120 s.f. @ \$4.95±		\$ 10,500	
Improvements	3,744 s.f. @ \$3.50	\$13,104		
Bsmt. 912 s.f.		<u>350</u>	<u>13,454</u>	
			\$23,954	\$ 24,000

## MARKET DATA APPROACH:

### Sales Most Comparable

1129-5 \$32,000 - Larger lot, larger & better bldg.

729-36 \$19,000 - Larger lot, smaller & poorer bldg.

Also see above sale - \$22,000 \$24,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-4rm. \$	Owner )	\$	\$
1-1rm. 25 )		100	
1-6rm. 140		120	
1-4rm. 35		<u>50</u>	
		\$270 x 90	\$24,300

LAND	\$ 10,500
IMPROVEMENTS	<u>13,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 24,000





ADDRESS: 1106-06A Divisadero  
 TYPE: 3 Apartments & office

PARCEL NO.: 1128-15C  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.fl.	1*	1	2	1	1	3	5		X	X		* Living room is used as a real estate office
2nd.fl.	1	1	3	1	1	3	6					
3rd.fl.	1		2	1	1	2	4	Est.Age 65+				
3	TOTALS						15					

EXTERIOR WALLS: Rustic FOUNDATION: Conc. POOF: Comp. Shingle

INTERIOR: Floors: Pine, Lino. Walls & Ceiling: Plaster Heat: Central (1st)  
 Asph. Tile & Carpet Port. (3rd. & 2nd.)

NON-RESIDENTIAL UNITS:

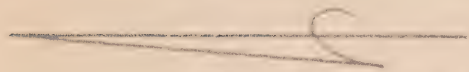
Bsmt. for storage & garage.

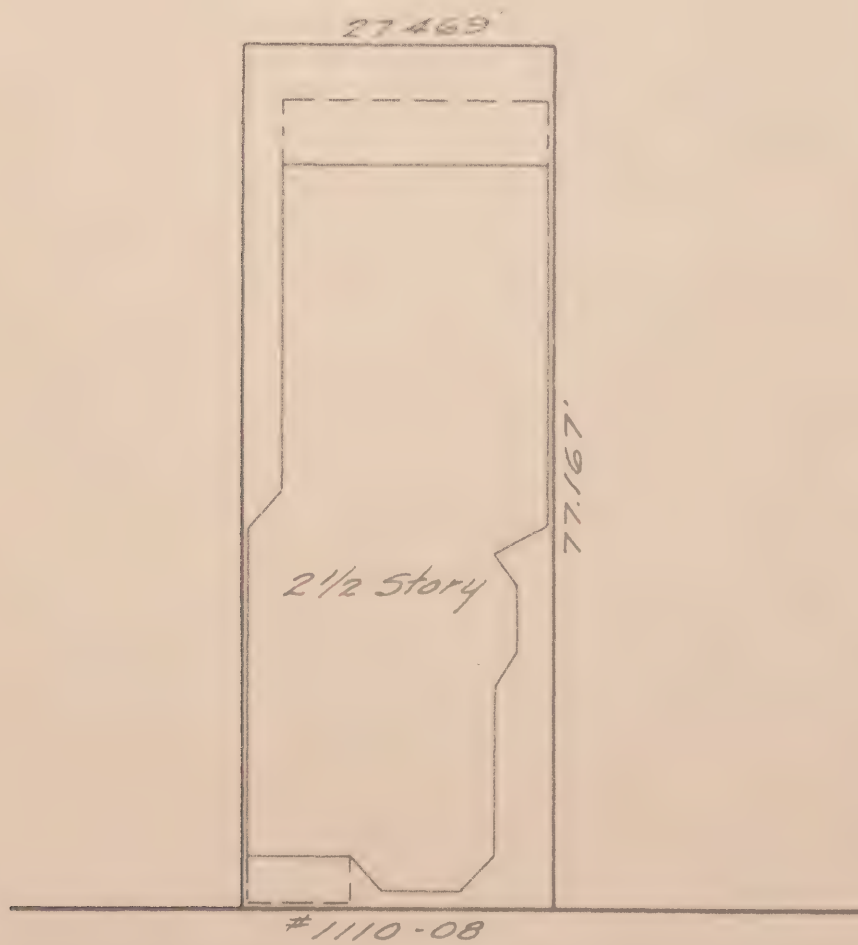
Owner has painted 1st. & 2nd. floors since  
 purchase and put wall to wall carpet on  
 2nd. floor. Cost was \$900 to carpet







  
Scale 1"=20'



*DIVISADERO STREET*

# APPRAISAL

OWNER: Stewart, Edmond & Ella Mae  
PROPERTY ADDRESS: 1108-1110 Divisadero

PARCEL NO. 1128-15D  
DATE ACQ: 9-6-62

OWNER'S ADDRESS:

IRS: None  
CONSID: Family Deal  
BEST USE: Some

ZONING: C-2 PRESENT USE: Apartments

ASSESSED VALUE: Land \$ 1,580  
Imps. 1,400  
\$ 2,980

TAXES: \$ 262.84

LAND: DIMENSION 27.469' x 77.167' = 2,120± s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,120 s.f. @ \$4.95±		\$ 10,500	
Improvements	3,744 s.f. @ \$3.50±	\$13,104		
Bsmt.	912 s.f.	<u>350</u>	<u>13,454</u>	
			\$23,954	\$ 24,000

## MARKET DATA APPROACH:

### Sales Most Comparable

1128-15C \$22,000 - Comparable lot & bldg. area (3units)

1153-7 \$30,000 - Larger lot, better bldg.

1129-4 \$30,000 - Larger lot (5 units.) \$24,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly	
1-5rm.	\$ 85	\$ 80	\$ 80	
1-4rm.	65	60	60	
2-3rm.	70 ea.	65	<u>130</u>	
			\$270 x 90,	\$24,300

LAND	\$ 10,500
IMPROVEMENTS	<u>13,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 24,000





ADDRESS: 1108-1110 Divisadero  
 TYPE: 4 Apartments

PARCEL NO.; 1128-15D  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.	Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix			
1st.fl.	1	1	2	1	1	3	5	E G F P	2nd. floor converted from 6 room flat
2nd.fl.								X	
2	1		1	1	1	3	6	Est.Age	
3rd.fl.	1		2	1	1	3	4	65±	
4	TOTALS						15		

EXTERIOR WALLS: Rustic

FOUNDATION: Conc.

POOF: Comp. Shingle

INTERIOR: Floors: Pine, Lino. Walls & Ceiling: Plaster  
 Asph. Tile

Heat: Portable

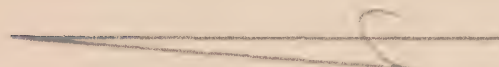
NON-RESIDENTIAL UNITS:

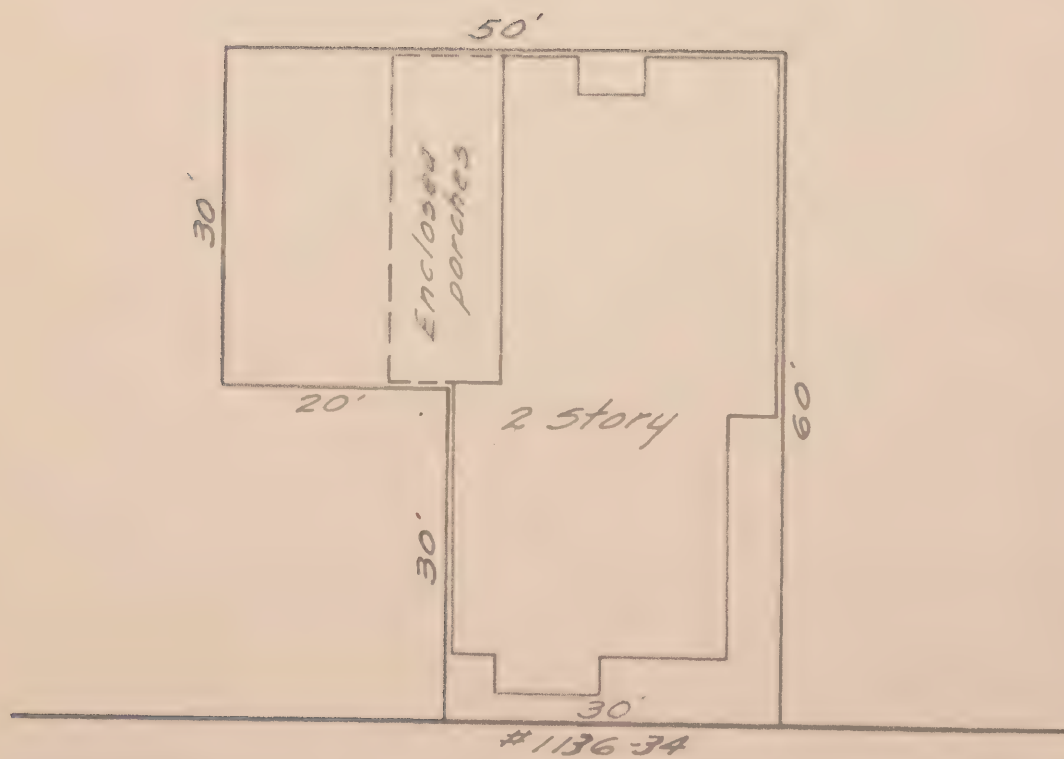
Bsmt. for storage & garage.







  
 Scale 1" = 20'



DIVISADERO STREET

# APPRAISAL

OWNER: De La Cruz, Marcelino & Marie  
 PROPERTY ADDRESS: 1134-1136 Divisadero

PARCEL NO. 1128-17  
 DATE ACQ: Prior 1959

OWNER'S ADDRESS: Same

ZONING: C-2 PRESENT USE: Flats

IRS:  
 CONSID:  
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,750  
 Imps. 1,150  
 \$ 2,900

TAXES: \$ 255.78

LAND: DIMENSION 1 reg. 2,400± s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,400 s.f. @ \$5.00		\$12,000	
Improvements	2,897 s.f. @ \$4.80	\$13,906		
	Bsmt. 1,400 s.f.	<u>350</u>	<u>14,256</u>	
			\$26,256	\$ 26,300

## MARKET DATA APPROACH:

### Sales Most Comparable

1129-25	\$24,500 - Comparable	
1129-27	\$28,000 - Comparable lot, larger bldg.	
1129-5	\$32,000 - Larger lot - (3 flats)	\$26,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-6rm.	\$ 65	\$ 125	
1-7rm.	Owner	<u>135</u>	
		\$260 x 100	\$26,000

LAND	\$ 12,000
IMPROVEMENTS	<u>14,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 26,000





ADDRESS: 1134-36 Divisadero  
 TYPE: 2 Flats

PARCEL NO.: 1128-17  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1	1	1	3	1	1	3	6					
1	1	1	4	1	1	3	7		X			
								Est. Age				
								65+				
2	TOTALS						13					

EXTERIOR WALLS: Rus. & Stuc. FOUNDATION: Brick

POOF: Comp. &  
 T. & G.

INTERIOR: Floors: Pine & Lino Walls & Ceiling: Plaster

Heat: Portable

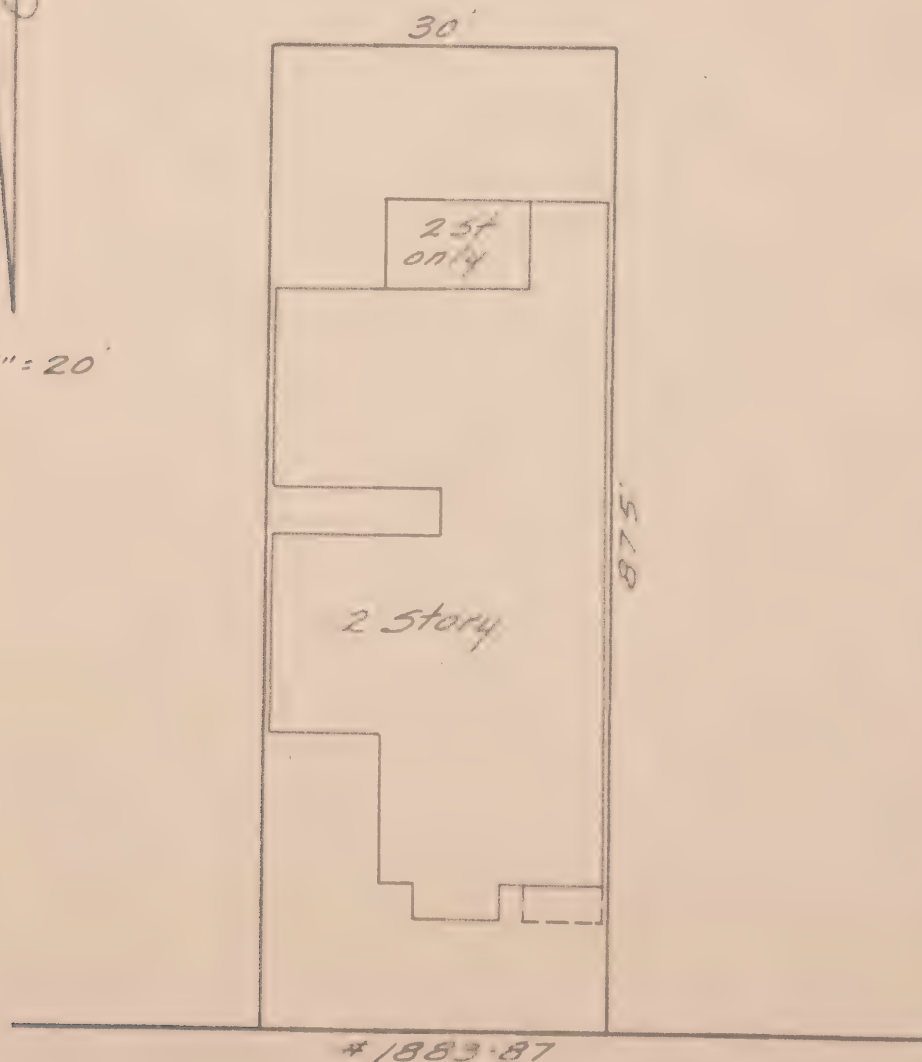
NON-RESIDENTIAL UNITS: Bsmt. for garage & storage.







Scale 1" = 20'



# APPRAISAL

OWNER: Oliver, George & Balmer  
PROPERTY ADDRESS: 1883-87 Eddy Street

PARCEL NO. 1128-17A  
DATE ACQ: Prior 1959

OWNER'S ADDRESS:

IRS:

CONSID:

ZONING: C-2

PRESENT USE: Apartments

BEST USE: Same

ASSESSED VALUE: Land \$ 1,280  
Imps. 1,100  
\$ 2,380

TAXES: \$ 209.92

LAND: DIMENSION 30' x 87.5' = 2,625 s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,625 s.f. @ \$4.38+	\$ 11,500	
Improvements	3,064 s.f. @ \$5.00	\$15,320	
Bsmt.	1,415 s.f. @ \$1.50	<u>2,123</u>	
		<u>17,443</u>	
		\$28,943	\$ 28,900

## MARKET DATA APPROACH:

Sales Most Comparable

1129-4 \$30,000 - Comparable lot, larger bldg.

1153-7 \$30,000 - Larger lot, better bldg. (4 units)

\$29,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
3-3rm.	\$ 65 ea.	\$ 65	\$ 195
1-3rm.	55	55	55
1-4rm.	65	65	65
garage	10	10	<u>10</u>
			\$325

\$325 x 90 = \$29,250

\$29,300

LAND	\$ 11,500
IMPROVEMENTS	<u>17,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 29,000





ADDRESS: 1883-87 Eddy Street  
 TYPE: Apartments

PARCEL NO.: 1128-17A  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Flx		E	G	F	P	
1st.fl												Garage rented \$10/mo. Storage used by Tenants.
2	1		1	1	1	3	6			X		
2nd.fl												
1	1		1	1	1	3	3	Est.Age				
1	1		2	1	1	3	4	70+				
Bsmt.	1		1	1	1	3	3					
5	TOTALS						16					

EXTERIOR WALLS: Rustic

FOUNDATION: Brick

POOF: Comp. Shingle

INTERIOR: Floors: Lino, Pine Walls & Ceiling: Plaster  
 & Hwd.

Heat: Portable

NON-RESIDENTIAL UNITS:







Scale 1"=20'

DIVISADERO STREET

DIVISADERO STREET

30'



2 story

#1160 ±

#1891

EDDY STREET

# APPRAISAL

OWNER: Gold, Benjamin A. et al PARCEL NO. 1128-18  
 PROPERTY ADDRESS: 1891 Eddy & 1142-60 Divisadero DATE ACQ: Prior 1959

OWNER'S ADDRESS: IRS:  
 ZONING: C-2 PRESENT USE: Apts. & Store CONSID: N.S.  
 BEST USE: Same

ASSESSED VALUE: Land \$ 3,340  
 Imps. 3,600  
 \$ 6,940

TAXES: \$ 612.11

LAND: DIMENSION 30' x 107.5' = 3,225 s.f.

## SUMMATION APPROACH:

Rounded to

Land 3,225 s.f. @ \$5.89+ \$ 19,000  
 Improvements 6,101 s.f. @ \$5.50 33,556  
 \$52,556

\$ 52,600

## MARKET DATA APPROACH:

### Sales Most Comparable

659-1 \$45,500 - Store & 4 Apts. - Smaller lot & bldg.

1076- 1076-27 & 28 L\$35,000 - Store & 2 flats - larger lot,  
 poorer location.

773-19 \$79,000 - Larger lot & bldg. \$50,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
3 Offices	\$ 95	\$ 95	\$
2 offices	72.50	73	
1 Office	refused	60	
Store	175	175	
1-4rm.	70	70	
1-3rm.	67	67	
1-4rm.	75	75	
		<u>615</u>	
		\$615 x 80 =	\$49,200

LAND \$ 19,000  
 IMPROVEMENTS 31,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 50,000





ADDRESS: 1891 Eddy & 1142-60 Divisadero  
 TYPE: Apts. & Store

PARCEL NO.: 1128-18  
 BLDG.:

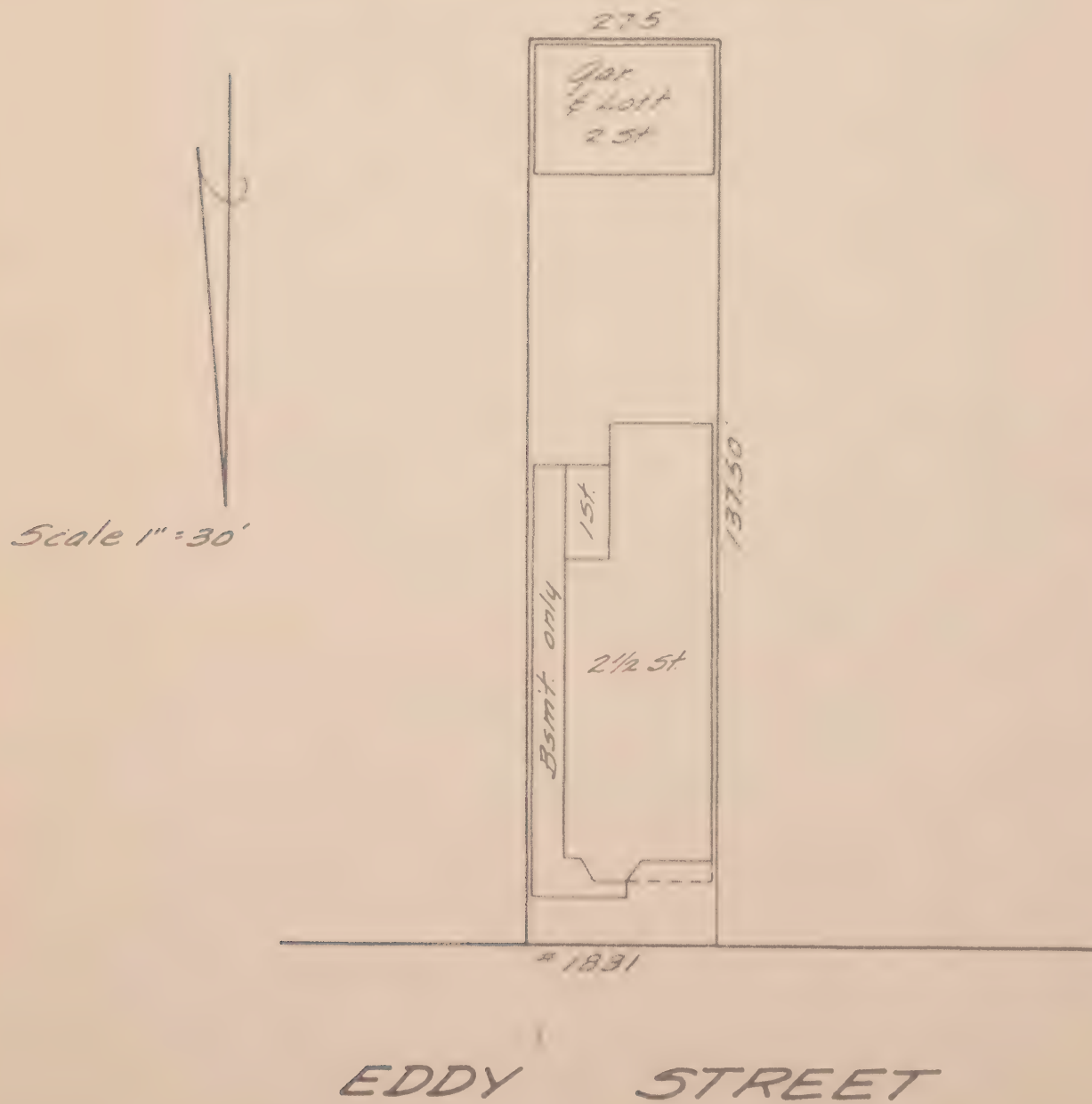
UNITS	Per Unit						Total Rms.	Overall Cond.	Remarks			
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix						
2nd.fl.								E	G	F	P	
2	1		2	1	1	3	8			x		
1	1		1	1	1	3	3	Est.Age				
								70±				
	TOTALS											

EXTERIOR WALLS: Stucc. & Rustic FOUNDATION: Conc. & Brick ROOF: Comp. &  
 T. & G.  
 INTERIOR: Floors: Conc. & Hwd. Walls & Ceiling: Plaster Heat: 2 flr. furn.  
 Lino., Cpt. & Asph. Tile 1 suspended  
 NON-RESIDENTIAL UNITS:

First Floor: 1144 Divisadero - Painter's Union  
 3 offices - ½ bath with 2 fixtures.  
 1150 Divisadero - Insurance Agent  
 2 offices - ½ bath with 2 fixtures.  
 1154 Divisadero - Real Estate Office  
 1 office - ½ bath with 2 fixtures.  
 1160 Divisadero - Grocery Store  
 1 room - ½ bath with 2 fixtures.







# APPRAISAL

OWNER: Jones, Eva Mae  
PROPERTY ADDRESS: 1831 Eddy Street

PARCEL NO. 1128-19  
DATE ACQ: 10-11-56

OWNER'S ADDRESS: Same

IRS: None  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,390  
Imps. 1,100  
\$ 2,490

TAXES: \$ 219.62

LAND: DIMENSION 27.5' x 137.5' = 3,781± s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50±	\$ 17,000	
Improvements	3,246 s.f. @ \$2.80±	\$9,089	
Gar. & Loft	1,100 s.f.	400	
Bsmt.	1,808 s.f. @ \$1.00	<u>1,808</u>	
		<u>11,297</u>	\$
		\$28,297	28,300

## MARKET DATA APPROACH:

### Sales Most Comparable

1128-15C	\$22,000 - Smaller lot - (3 units)	
1129-4	\$30,000 - Larger bldg. (5 units)	
1153-7	\$30,000 - Larger bldg., better bldg.	\$28,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-5rm.	\$ 80	\$ 85	\$
1-5rm.	75	80	
1-3rm.	40	50	
1-3rm.	Owner	50	
Gar.	10	10	
		<u>\$275</u> x 95 =	\$26,125
			\$26,100

LAND	\$ 17,000
IMPROVEMENTS	<u>11,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 28,000





ADDRESS: 1831 Eddy Street  
 TYPE: Apts.

PARCEL NO.; 1128-19  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.	Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix			
Bsmt.*			1	1	1	2	2	E G F P	
1st.fl	1	1	2	1	1	3	5	X X	
2nd.fl	1		3	1	1	3	5	Est. Age	
3rd.fl	1		1	1	1	3	3	70+	
4	TOTALS						15		

EXTERIOR WALLS: Rustic FOUNDATION: Brick POOF: Comp.  
 INTERIOR: Floors: Lino., Conc. Walls & Ceiling: Plaster Heat: Portable  
 & Pine  
 NON-RESIDENTIAL UNITS:

\* Bsmt. also has garage area and  
 T.V. Repair Shop.



BLOCK 1129



## BLOCK 1129

	<u>NAME</u>	<u>LAND</u>	<u>IMPS.</u>	<u>TOTAL</u>
-1	Ganem, Mary	\$ 14,000	\$ 23,500	\$ 37,500
-2	Est. of Arnold Bray	12,500	-	12,500
-3	O'Day, Edward & Elizabeth	12,500	20,500	33,000
-4	Eagle, Eugene	13,500	23,000	36,500
-5	Coleman, Rose M.	15,500	17,500	33,000
-6&26A	Nicholson, Richard W., Jr.	87,000	-	87,000
-7	Henderson, Ned & Beatrice	11,000	22,000	33,000
-8	Washington, Arthur & Olevia	11,000	21,000	32,000
-9	Williams, James & Alice	13,000	35,000	48,000
-11	William, J. Christiansen etal	24,000	86,000	110,000
-11A	Larson, Esther Juanita	18,500	2,000	20,500
-12	Calhoun, Roselle H.	22,500	7,500	30,000
-12A	Pruitt, Sylvia	20,000	70,000	90,000
-13	Bureleff, Clavdia A.	19,000	3,500	22,500
-14A	O'Connor, Paul & Kiyo	29,000	2,000	31,000
-14	Hall, Lendell & Susie	24,000	16,000	40,000
-15	Berry, Thomas J. & Eula	17,000	30,000	47,000
-16	Dougherty, David & Dora Mae	14,500	22,000	36,500
-17	McGee, Odiest & Marian	11,500	13,500	25,000
-18	Bacigalupi, Louis & Isabelle	12,500	8,500	21,000
-19	Pappas, John & Nell	7,000	18,000	25,000
-20	Pough, Joseph & Grace	7,000	11,000	18,000
-21	Johnson, Julius & Fleta Bell	7,000	10,500	17,500
-22	Bransford, Olandus & Mae Bell	7,000	10,500	17,500



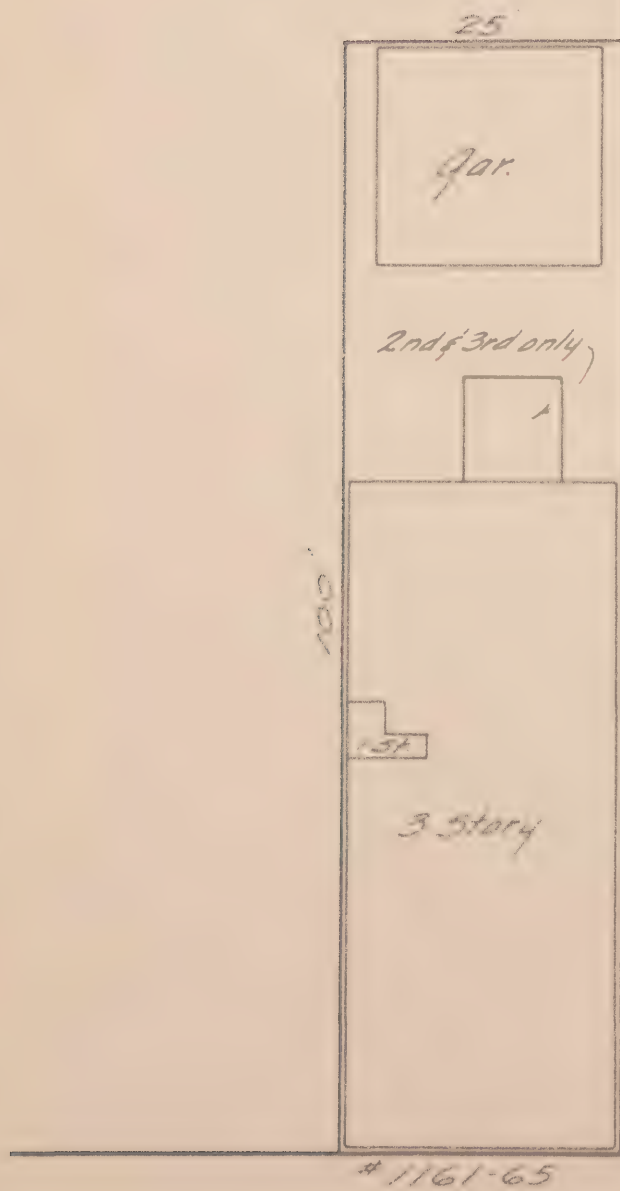


## BLOCK 1129 (con'd)

	<u>NAME</u>	<u>LAND</u>	<u>IMPS.</u>	<u>TOTAL</u>
-23&24	Patton, Eda Marie	\$ 30,000	\$ 5,000	\$ 35,000
-25	Rhodes, Mary M.	17,000	9,500	26,500
-25A	Herndon, Larena F.	17,000	20,500	37,500
-26	A.E.Campana & R. DelCurton	22,000	8,000	30,000
-27	Smith, Ben & Anna	14,000	15,000	29,000
-28	Willis, Wanda	9,500	10,000	19,500
-29	Sloan, Lilia Mae	<u>9,500</u>	<u>6,500</u>	<u>16,000</u>
		\$549,500	\$548,000	\$1,097,500







EDDY STREET

EDDY STREET



Scale 1"=20'

DIVISADERO STREET

# APPRAISAL

OWNER: Ganem, Mary  
PROPERTY ADDRESS: 1161 - 65 Divisadero

PARCEL NO. 1129-1  
DATE ACQ: 1957

OWNER'S ADDRESS:

IRS: None  
CONSID: N.S.

ZONING: C-2 PRESENT USE: Store & Apts. BEST USE: Same

ASSESSED VALUE: Land \$ 2,130  
Imps. 3,400  
\$ 5,530

TAXES: \$ 487.75

LAND: DIMENSION 25' x 100' = 2,500 s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$5.60+	\$ 14,000	
Improvements	4,800 s.f. @ \$4.80	\$23,040	
Garage	400 s.f. @ \$1.50	<u>600</u>	
		23,640	
		<u>\$37,640</u>	\$ 37,600

## MARKET DATA APPROACH:

### Sales Most Comparable

1076-27 & 28 \$35,000 - 1 store & 2 flats - larger lot but poorer location.

779-8 \$25,000 - 1 store & 3 apts. - smaller lot and bldg. & poorer location

\$37,500

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Store	\$ 150	\$ 150	\$ 150
1-6rm.	90	100	100
2-3rm.	80 ea.	65	<u>130</u>
			\$380 x 100
			\$38,000

LAND \$ 14,000  
IMPROVEMENTS 23,500

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 37,500





ADDRESS: 1161 - 65 Divisadero  
 TYPE: Store & Apts.

PARCEL NO.; 1129-1  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.fl.	Grocery Store				1/2	2	6					
2nd.fl	1	1	3	1	1	3				X		
3rd.fl								Est. Age				
2	1		1	1	1	3	6	70±				
3	TOTALS						12					

EXTERIOR WALLS: Rus. & ASB Siding FOUNDATION: Conc. POOF: T. & G.  
 INTERIOR: Floors: Hwd., Pine Walls & Ceiling: Plaster Heat: Portable  
 & Conc.


NON-RESIDENTIAL UNITS:

Grocery store with two storage rooms and  
 $\frac{1}{2}$  bath.







  
Scale 1"=20'



DIVISADERO STREET

# APPRAISAL

OWNER: Estate of Arnold Bray  
PROPERTY ADDRESS: Between 1153 & 1161 Divisadero

PARCEL NO. 1129-2  
DATE ACQ: Prior 1960

OWNER'S ADDRESS:

IRS:

ZONING: C-2

PRESENT USE: Vacant

CONSID: N.S.  
BEST USE: Commercial

ASSESSED VALUE: Land \$ 1,380  
Imps. -  
\$ 1,380

TAXES: \$ 121.72

LAND: DIMENSION 25' x 100' = 2,500 s.f.

## SUMMATION APPROACH:

Rounded to

Land 2,500 s.f. @ \$5.00  
Improvements

\$ 12,500

\$ 12,500

## MARKET DATA APPROACH:

Sales Most Comparable

829-21 \$4.55/s.f. Subject property in better location

755-11 \$3.64/s.f. Subject property in better location

797-14 \$3.93/s.f. Subject property in better location

\$12,500

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$

Not applicable

LAND	\$ 12,500
IMPROVEMENTS	<u>-</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 12,500









2  
Scale 1"=20'



*DIVISADERO STREET*

# APPRAISAL

OWNER: O'Day, Edward & Elizabeth  
PROPERTY ADDRESS: 1149-53 Divisadero

PARCEL NO. 1129-3  
DATE ACQ: 10-5-59

OWNER'S ADDRESS:

IRS: \$17.60  
CONSID: N.S.  
BEST USE: Commercial

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,380  
Imps. 2,750  
\$ 4,130

TAXES: \$ 364.27

LAND: DIMENSION 25' x 100' = 2,500 s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$5.00		\$ 12,500	
Improvements	4,443 s.f. @ \$4.80	\$21,326		
Bsmt.	1,465 s.f.	<u>250</u>	<u>21,576</u>	
			\$34,076	\$ 34,100

## MARKET DATA APPROACH:

Sales Most Comparable

775-14 \$31,000 - Comparable

1129-5 \$32,000 - Comparable

1129-27 \$28,000 - 2 Flats \$33,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-5rm.	\$ 100	\$ 100	\$
1-6rm.	125	115	
1-6rm.	vacant	<u>115</u>	
		\$330 x 100	\$33,000

LAND	\$ 12,500
IMPROVEMENTS	<u>20,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 33,000



ADDRESS: 1149-53 Divisadero  
TYPE: Flats

PARCEL NO.: 1129-3  
BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks	
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P		
1	1	1	2	1	2	6	5						
2	1	1	3	1	2	6	12			X			
								Est. Age					
								70+					
3	TOTALS						17						

EXTERIOR WALLS: Rustic

FOUNDATION: Conc.

POOF: T. & G.

INTERIOR: Floors: Hwd. & Lino. Walls & Ceiling: Plaster

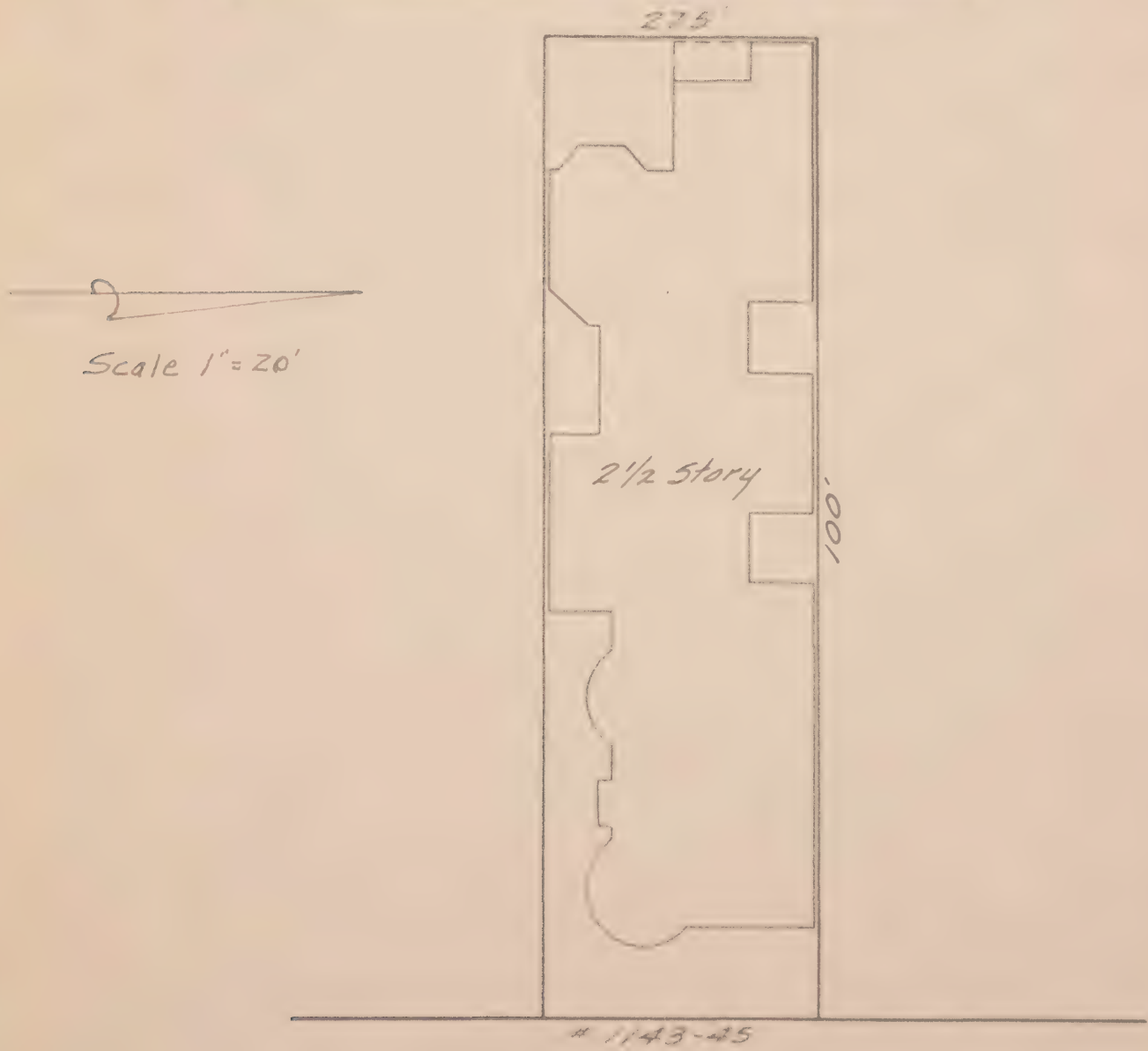
Heat: Portable

NON-RESIDENTIAL UNITS: Bsmt. for storage.









DIVISADERO STREET

# APPRAISAL

OWNER: Eagle, Eugene  
PROPERTY ADDRESS: 1143-45 Divisadero

PARCEL NO. 1129-4  
DATE ACQ: 1-24-63

OWNER'S ADDRESS:

IRS: \$33.00  
CONSID: \$30,000  
BEST USE: Same

ZONING: C-2 PRESENT USE: Apartments

ASSESSED VALUE: Land \$ 1,510  
Imps. 3,350  
\$ 4,860

TAXES: \$ 428.65

LAND: DIMENSION 27.5' x 100' = 2,750 s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,750 s.f. @ \$4.91+		\$ 13,500	
Improvements	6,810 s.f. @ \$3.50	\$23,835		
Bsmt.	2,043 s.f.	<u>350</u>	<u>24,185</u>	
			\$37,685	\$ 37,700

## MARKET DATA APPROACH:

Sales Most Comparable

1153-7 \$30,000 - 4 units

729-9 \$38,500 - 6 units

1126-30 \$45,000 - 6 units

Also see above - excellent buy \$36,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly	
4-3rm.	\$ 72.50	\$ 72.50	\$ 290	
1-4rm.	vacant	80.00	<u>80</u>	
			\$370 x 100	\$37,000

LAND \$ 13,500  
IMPROVEMENTS 23,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 36,500



ADDRESS: 1143-45 Divisadero  
 TYPE: Apartments

PARCEL NO.: 1129-4  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st. fl												
2	1		1	1	1	3	6			X		
2nd. fl												
1	1		2	1	1	3	4	Est. Age				
1	1		1	1	1	3	3	70+				
3rd. fl	1		1	1	1	3	3					
5	TOTALS						16					

EXTERIOR WALLS: Stuc. & Rus. FOUNDATION: Conc.

POOF: T. & G.

INTERIOR: Floors: Hwd. & Lin Walls & Ceiling: Plaster

Heat: Portable

NON-RESIDENTIAL UNITS: Bsmt. for storage.



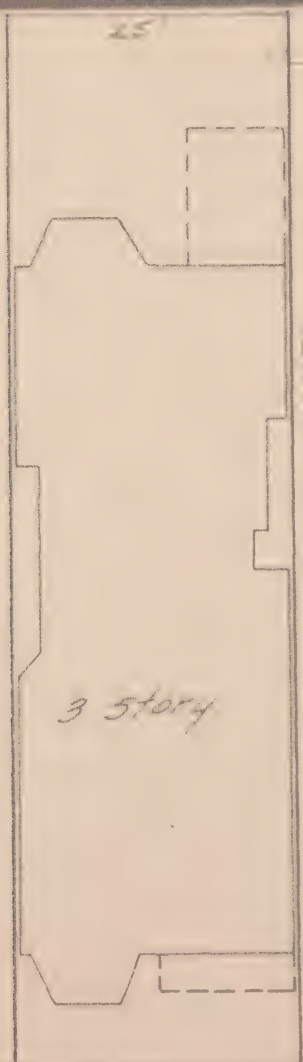






2

Scale 1"=20'



#1137-41

DIVISADERO STREET

# APPRAISAL

OWNER: Coleman, Rose M.  
PROPERTY ADDRESS: 1137-41 Divisadero

PARCEL NO. 1129-5  
DATE ACQ: 8-9-63

OWNER'S ADDRESS:

IRS: \$9.35  
CONSID: \$32,000  
BEST USE: Commercial

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,500  
Imps. 2,600  
\$ 4,100

TAXES: \$ 361.62

LAND: DIMENSION 25' x 125' = 3,125 s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,125 s.f. @ \$4.96+	\$ 15,500	
Improvements	4,711 s.f. @ \$3.80	\$17,902	
Bsmt. 1,549 s.f.		<u>300</u>	
		18,202	
		\$33,702	\$ 33,700

## MARKET DATA APPROACH:

Sales Most Comparable

775-14 \$31,000 - Comparable

1129-27 \$28,000 - 2 flats

See also above - \$32,000 \$33,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-6rm.	\$ 110	\$ 100	\$
1-7rm.	110	115	
1-7rm.	vacant	<u>115</u>	
		\$330 x 100	\$33,000

LAND \$ 15,500  
IMPROVEMENTS 17,500

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 33,000



ADDRESS: 1137-41 Divisadero  
 TYPE: 3 flats

PARCEL NO.: 1129-5  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1	1	1	3	1	1	4	6					
2	1	1	4	1	1	4	14			X		
								Est.Age				
								70+				
3	TOTALS						20					

EXTERIOR WALLS: ASB Shingle FOUNDATION: Conc.  
 & Rustic

POOF: Comp.

INTERIOR: Floors: Pine & Lino Walls & Ceiling: Plaster

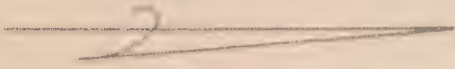
Heat: Portable

NON-RESIDENTIAL UNITS: Bsmt. rooms used for storage.

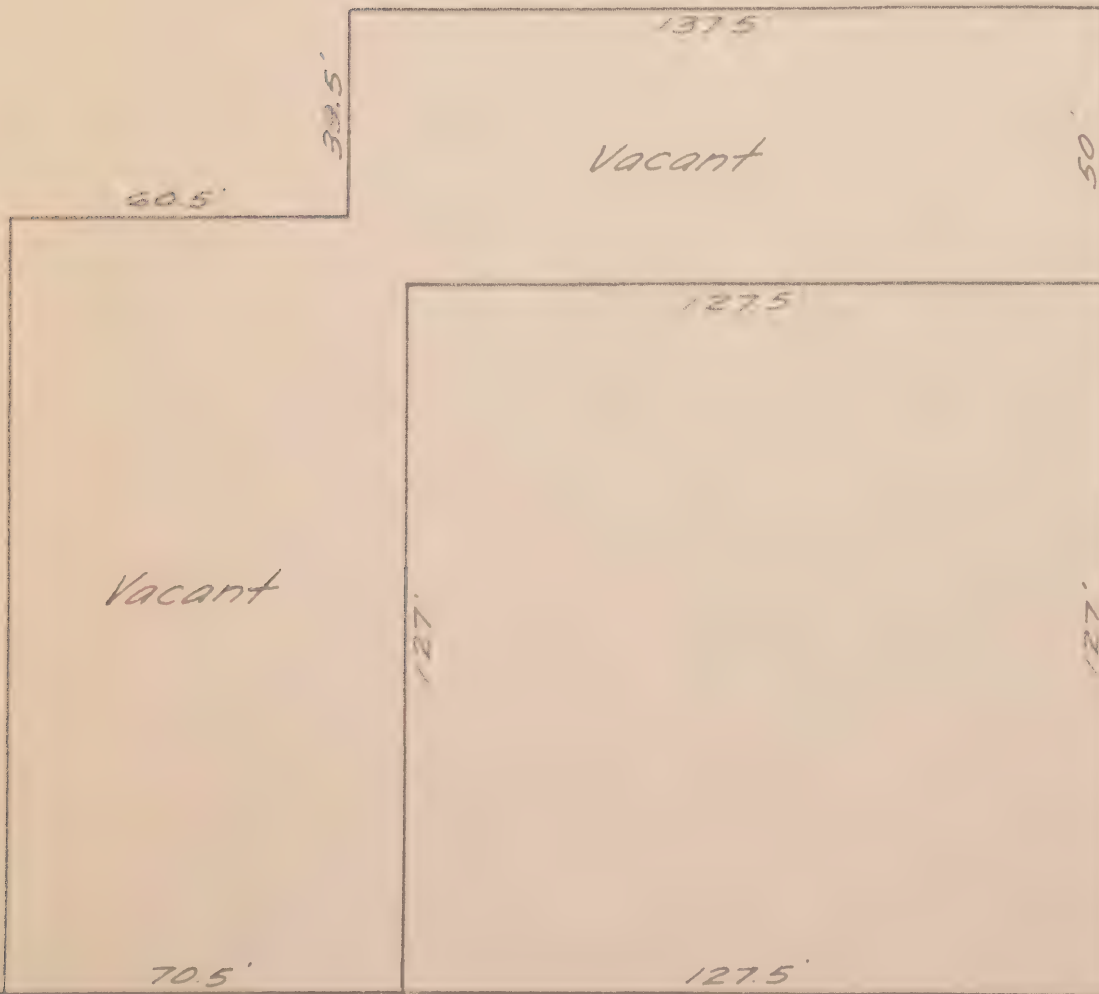








Scale 1" = 40'



EDDY STREET

DIVISADERO STREET

# APPRAISAL

OWNER: Nicholson, Richard W., Jr.  
 PROPERTY ADDRESS: Divisadero & Eddy Streets

PARCEL NO. 1129-6 & 26A  
 DATE ACQ: 10-16-59

OWNER'S ADDRESS:

ZONING: C-2 PRESENT USE: Vacant

IRS: None  
 CONSID: QuitClaim  
 BEST USE: Com. or Apts.

ASSESSED VALUE: Land \$ 6,375  
 Imps. -  
 \$ 6,375

TAXES: \$ 562.28

LAND: DIMENSION Irregular 16,464± s.f.

## SUMMATION APPROACH:

Rounded to

Land 16,464 s.f. @ \$5.28± \$ 87,000  
 Improvements

\$ 87,000

## MARKET DATA APPROACH:

### Sales Most Comparable

829-21 \$4.55/s.f. Subj. Prop. larger & in better location  
 755-11 \$3.64/s.f. Subj. Prop. larger & in better location  
 797-14 \$3.93/s.f. Subj. Prop. larger & in better location

\$85,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
	Not applicable		

LAND IMPROVEMENTS \$ 87,000

APPRAISER: HOLMES

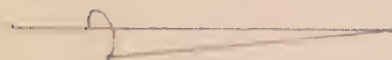
MARKET VALUE OF PROPERTY \$ 87,000

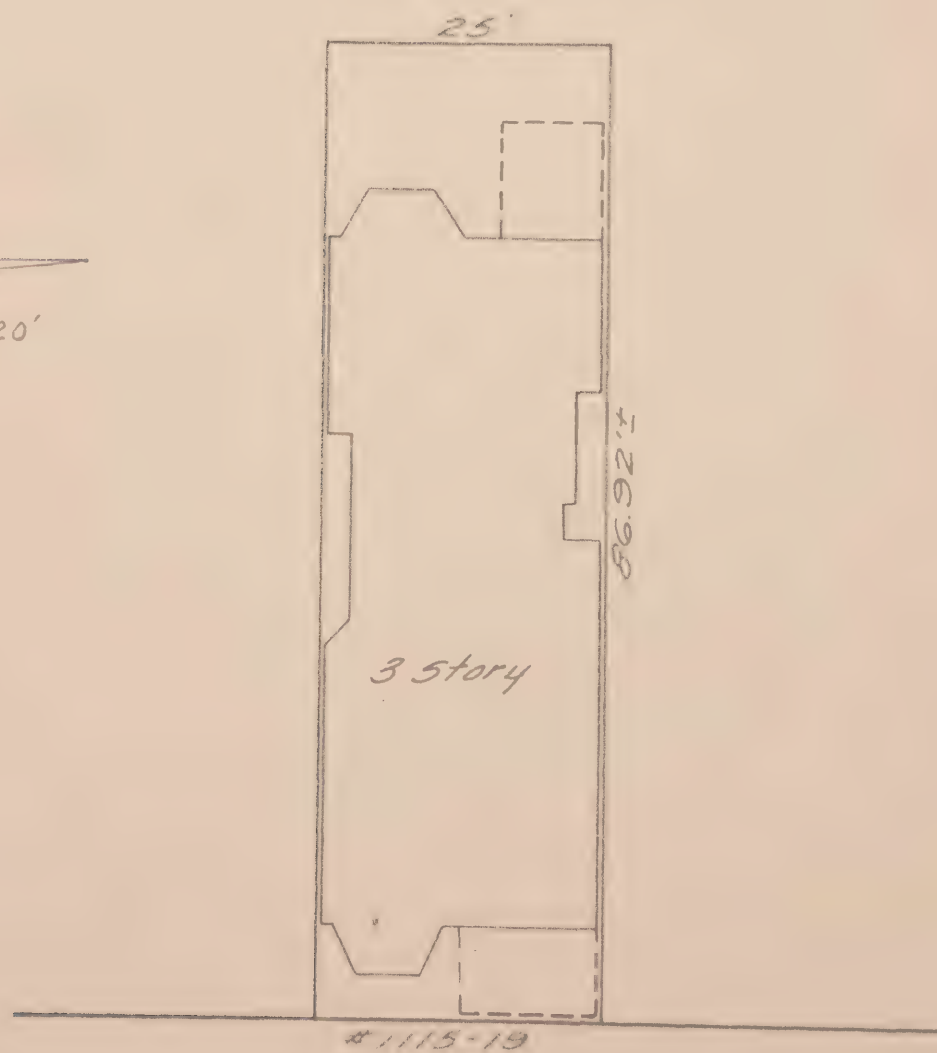








  
Scale 1"=20'



DIVISADERO STREET

# APPRAISAL

OWNER: Henderson, Ned & Beatrice  
 PROPERTY ADDRESS: 1115-19 Divisadero

PARCEL NO. 1129-7  
 DATE ACQ: 1-24-57

OWNER'S ADDRESS:

IRS: None  
 CONSID: \$21,000  
 BEST USE: Commercial

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,300  
 Imps. 2,750  
 \$ 4,050

TAXES: \$ 357.21

LAND: DIMENSION 25' x 86.917' = 2,173± s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,173 s.f. @ \$5.06	\$ 11,000	
Improvements	4,711 s.f. @ \$4.70±	\$22,142	
Full Bsmt.	1,549 s.f. <u>500</u>	<u>22,642</u>	
		\$33,642	\$ 33,600

## MARKET DATA APPROACH:

### Sales Most Comparable

775-14 \$31,000 - Comparable

1129-5 \$32,000 - Comparable

1129-27 \$28,000 - 2 flats 33,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-7rm.	\$ 95	\$ 115	\$
1-7rm.	77	115	
1-6rm.	Owner	<u>100</u>	
		\$330 x 100	33,000

LAND	\$ 11,000
IMPROVEMENTS	<u>22,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 33,000



ADDRESS: 1115-1119 Divisadero  
 TYPE: 3 flats

PARCEL NO.: 1129-7  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.	Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E G F P	
1	1	1	3	1	1	4	6		
2	1	1	4	1	1	4	14	X	
								Est. Age 70±	
3	TOTALS						20		

EXTERIOR WALLS: Stuc. & Rus. FOUNDATION: Conc.

POOF: Comp. Shingle

INTERIOR: Floors: Pine & Lino. Walls & Ceiling: Plaster

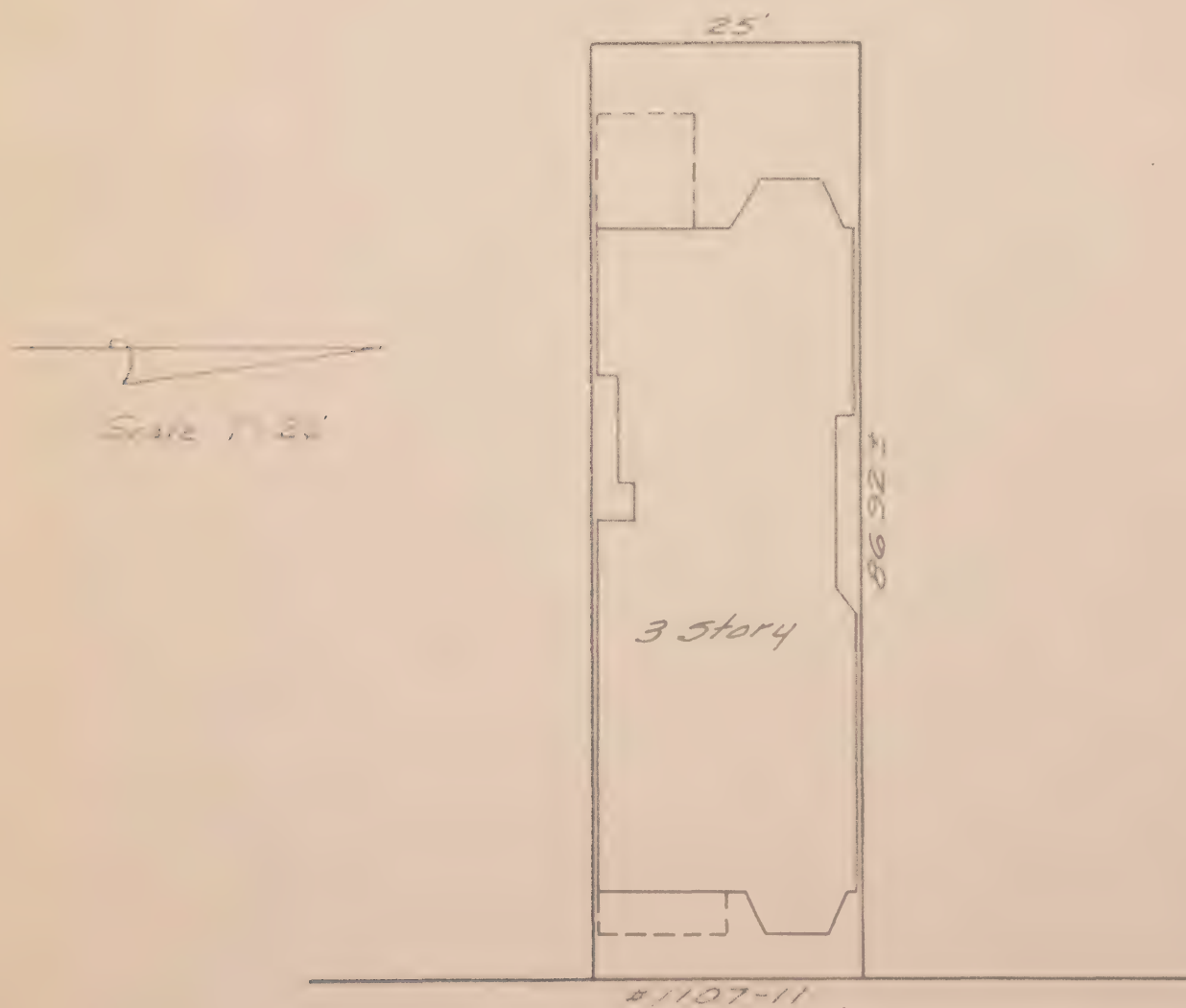
Heat: Portable

NON-RESIDENTIAL UNITS: Bsmt. for storage & garage.









DIVISADERO STREET

# APPRAISAL

OWNER: Washington, Arthur & Olivia  
 PROPERTY ADDRESS: 1107-11 Divisadero

PARCEL NO. 1129-8  
 DATE ACQ: Not available

OWNER'S ADDRESS:

IRS: 1

ZONING: C-2

PRESENT USE: Flats

CONSID:  
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,300  
 Imps. 2,750  
 \$ 4,050

TAXES: \$ 357.21

LAND: DIMENSION 25' x 86.917' = 2,173± s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,173 s.f. @ \$5.06±		\$ 11,000	
Improvements	4,711 s.f. @ \$4.50±	\$21,200		
Bsmt.	1,549 s.f.	500	21,700	
			\$32,700	\$ 32,700

## MARKET DATA APPROACH:

### Sales Most Comparable

775-14 \$31,000 - Comparable

1129-5 \$32,000 - Comparable

1129-27 \$28,000 - 2 flats \$32,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-7rm.	\$ 75	\$ 100	\$
1-7rm.	refused	115	
1-6rm.	"	115	
		\$330 x 100 =	\$33,000

LAND	\$ 11,000
IMPROVEMENTS	21,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 32,000



ADDRESS: 1107-11 Divisadero  
 TYPE: 3 flats

PARCEL NO.: 1129-8  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.fl	1	1	3	1	1	4	6			X	X	
2nd&3rd.												
2	1	1	4	1	1	4	14	Est. Age 70±				
3	TOTALS						20					

EXTERIOR WALLS: ASB Shingle FOUNDATION: Conc.  
 & Rustic

ROOF: Comp. Shingle

INTERIOR: Floors: Lino. & Pine Walls & Ceiling: Plaster

Heat: Portable

NON-RESIDENTIAL UNITS:









1129-9

2  
Scale 1" = 20'

TURK STREET



DIVISADERO STREET

# APPRAISAL

OWNER: Williams, James & Alice  
 PROPERTY ADDRESS: 1101 Divisadero &  
 1800-04 Turk  
 OWNER'S ADDRESS: Same

PARCEL NO. 1129-9  
 DATE ACQ: Prior 1949

IRS:  
 CONSID: N.S.  
 BEST USE: Same  
 ZONING: C-2 PRESENT USE: Store & Apts.

ASSESSED VALUE: Land \$ 2,270  
 Imps. 3,650  
 \$ 5,920

TAXES: \$ 522.14

LAND: DIMENSION 27' x 86.917' = 2,347± s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,347 s.f. @ \$5.54±		\$ 13,000	
Improvements	6,446 s.f. @ \$5.00	\$32,230		
Bsmt.	2,042 s.f. @ \$1.00	<u>2,042</u>	<u>34,272</u>	
			\$47,272	\$ 47,300

## MARKET DATA APPROACH:

Sales Most Comparable

769-8A \$57,000 - Larger lot & bldg.

771-14 \$59,500 - Larger lot & bldg. \$45,000

## INCOME APPROACH:

Units	Furnished Actual Rent	Unfurnished Fair Rent	Total Monthly	
Laundry	\$ 65	\$ 65	\$ 65	
2-3rm.	65	60	120	
2-2rm.	45	40	80	
3-3rm.	55	55	165	
1-3rm.	50	50	50	
1-3rm.	Owner	60	<u>60</u>	
			\$540 x 85	\$45,900

LAND \$ 13,000  
 IMPROVEMENTS 35,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 48,000



ADDRESS: 1101 Divisadero & 1800-04 Turk  
 TYPE: Store & Apts.

PARCEL NO.: 1129-9  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks	
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P		
1st. 2	1		1	1			6					Apts. on each floor share one 3 fix.bath	
1	1		1	1	1	3	3			X			
2nd. 2	1		1	1			6	Est. Age					
1	1		1	1	1	3	3	60+					
3rd. 2	1		1	1			6						
1	1		1	1	1	3	3						
9	TOTALS						27						

EXTERIOR WALLS: ASB Shingle FOUNDATION: Conc.  
 & Rustic

ROOF: Comp. &  
 T. & G.

INTERIOR: Floors: Asph. Tile Walls & Ceiling: Sheetrock & Heat: Portable  
 Pine Plaster

NON-RESIDENTIAL UNITS:

Bsmt. contains 20' x 27' store (laundry)  
 with asph. tile floors, plaster and sheetrock  
 walls & ceiling. Balance of 1st. floor is  
 unfinished and used for storage. 1 fix. & 1 sink.

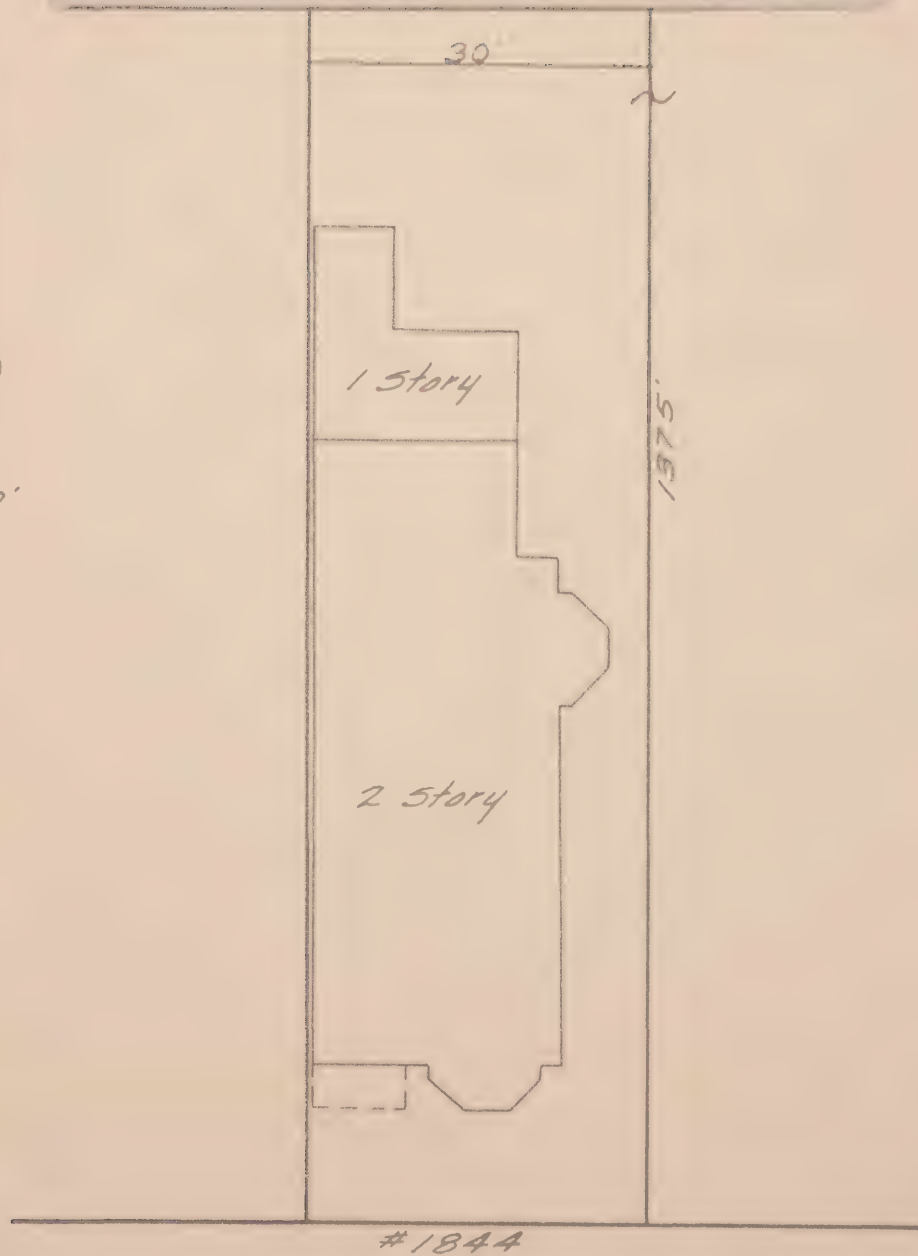








Scale 1" = 20'



TURK STREET

# APPRAISAL

OWNER: Larson, Esther Juanita  
PROPERTY ADDRESS: 1844 Turk

PARCEL NO. 1129-11A  
DATE ACQ: Prior 1959

OWNER'S ADDRESS: Same

IRS: None  
CONSID: N.S.

ZONING: R-4 PRESENT USE: Single Family BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,650  
Imps. 800  
\$ 2,450

TAXES: \$ 216.09

LAND: DIMENSION 30' x 137.5' = 4,125 s.f.

## SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.48±	\$ 18,500	
Improvements	2,787 s.f.)		
Bsmt.	1,452 s.f.) Sustaining value	<u>2,000</u>	
		\$20,500	\$ 20,500

## MARKET DATA APPROACH:

Sales Most Comparable

793-17 \$4.49/s.f. - Comparable

797-14 \$3.93/s.f. = Subj.prop. in better location

755-11 \$3.64/s.f. - Subj.prop. in better location

Land sales used for comparables \$20,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
	Not applicable		

LAND	\$ 18,500
IMPROVEMENTS	<u>2,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 20,500



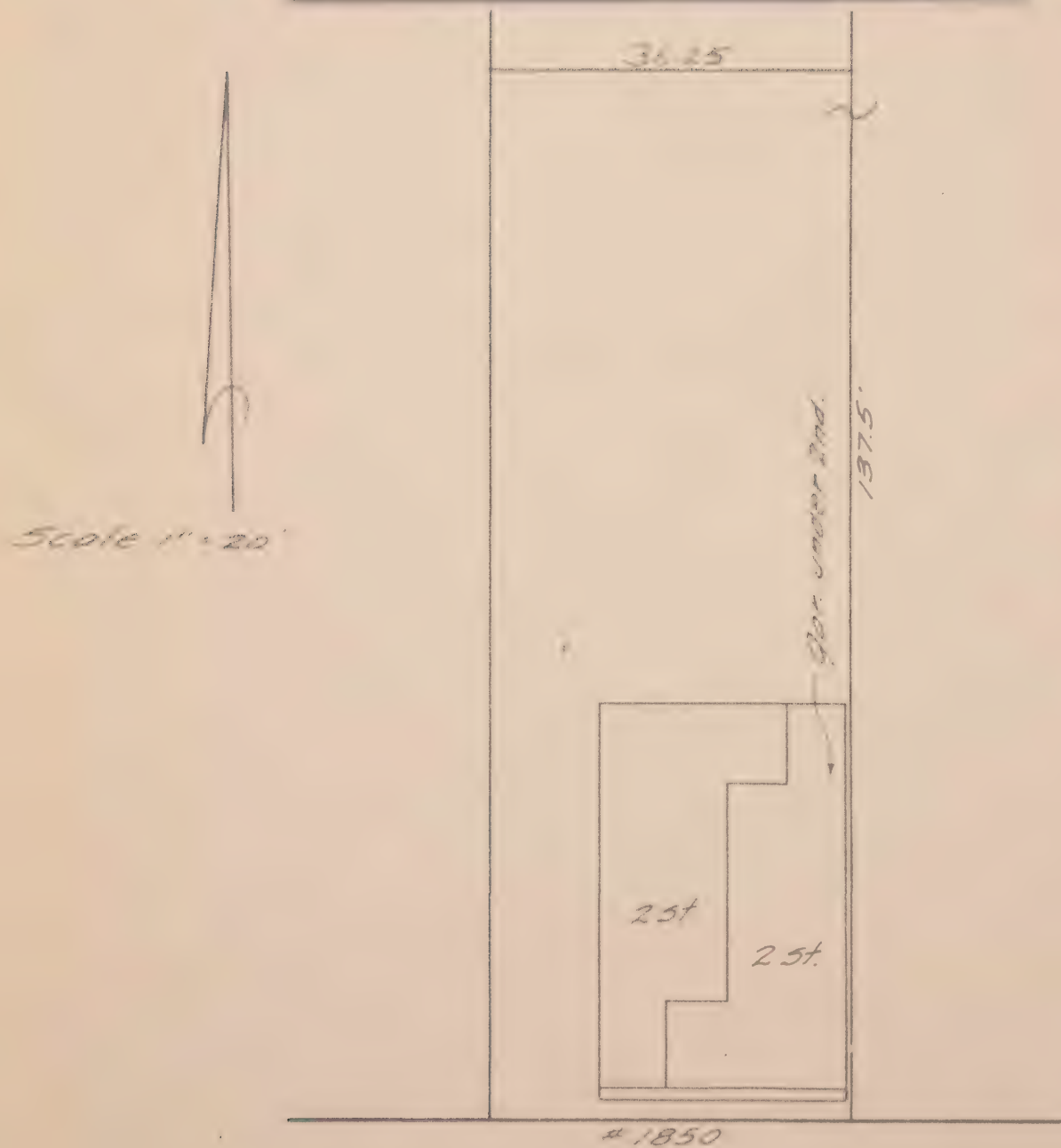
ADDRESS: 1844 Turk Street  
 TYPE: Single family residence

PARCEL NO.: 1129-11A  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.			Remarks		
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F		P	
1	1	1	1	1	1	3	4					1 face bowl in each bedroom on 2nd. floor	
			4		1		2	4			X		X
			Est. Age										
			70+										
1	TOTALS						8						

EXTERIOR WALLS: Rustic      FOUNDATION: Brick      POOF: Comp. Shng.  
 INTERIOR: Floors Pine & Lino. Walls & Ceiling: Plaster      Heat: Portable  
 NON-RESIDENTIAL UNITS: Bsmt. for storage





TURK STREET





# APPRAISAL

OWNER: Calhoun, Roselle H.  
PROPERTY ADDRESS: 1850 Turk Street

PARCEL NO. 1129-12  
DATE ACQ: 12-21-60

OWNER'S ADDRESS: Same

IRS: None  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Single Family

ASSESSED VALUE: Land \$ 2,000  
Imps. 3,200  
\$ 5,200

TAXES: \$ 458.64

LAND: DIMENSION 36.25' x 137.5' = 4,984± s.f.

## SUMMATION APPROACH:

Rounded to

Land	4,984 s.f. @ \$4.51±	\$22,500
Improvements	1,501 s.f. @ \$11.40 RCN.	\$17,111
Garage	474 s.f. @ \$2.35 RCN.	1,114
Conc.Pav.	1,000 s.f. @ \$ .40 RCN.	400
		<u>\$18,625</u>
	* Depreciation 60%	<u>11,175</u>
		<u>7,450</u>
		\$29,950

\$

\$30,000

## MARKET DATA APPROACH:

Sales Most Comparable

1154-25	\$17,000 - much smaller lot & older bldg.	\$27,500
---------	---	----------

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$ Not applicable	\$	\$

\* This bldg. covers approximately 20% of the lot. Although the bldg. is almost new it has suffered an enormous depreciation because of being an underimprovement.

LAND	\$ 22,500
IMPROVEMENTS	<u>7,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 30,000



ADDRESS: 1850 Turk Street  
 TYPE: Single family residence

PARCEL NO.: 1129-12  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks.
	Lv. Rm.	Dn. Rm.	Bd. Rm.	KIT.	Bath	No. Fix		E	G	F	P	
1			1		1	3	1					Tile floors & wains- coting in baths. Conc. flat 1,000 s.f.
1	1		2	1	1	3	4	X				
								Est. Age 3				
1	TOTALS						5					

EXTERIOR WALLS: Stuc. & Rus. FOUNDATION: Conc.

POOF: T. & G.

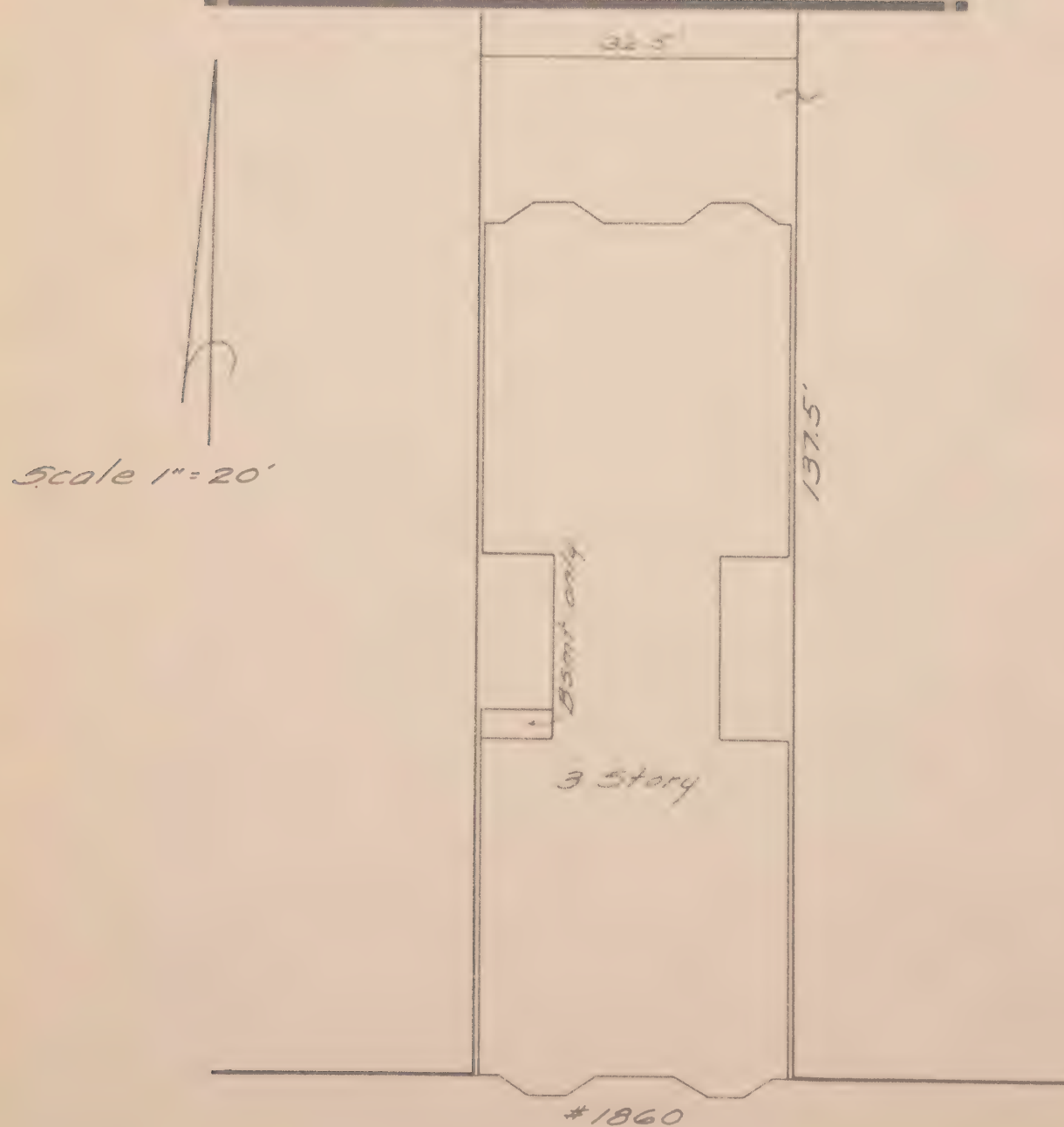
INTERIOR: Floors: Hwd. & Lino Walls & Ceiling: Sheetrock Heat: Central

NON-RESIDENTIAL UNITS:









TURK STREET

# APPRAISAL

OWNER: Pruitt, Sylvia  
PROPERTY ADDRESS: 1860 Turk Street

PARCEL NO. 1129-12A  
DATE ACQ: Prior 1959

OWNER'S ADDRESS:

IRS:

ZONING: R-4

PRESENT USE: Apartments

CONSID: N.S.  
BEST USE: Same

ASSESSED VALUE: Land \$ 1,790  
Imps. 13,500  
\$ 15,290

TAXES: \$ 1,348.58

LAND: DIMENSION 32.5' x 137.5' = 4,469 s.f.

## SUMMATION APPROACH:

Rounded to

Land	4,469 s.f.	@ \$4.48+	\$ 20,000	
Improvements	7,917 s.f.	@ \$8.20	\$64,919	
Bsmt.	2,605 s.f.	@ \$3.00	<u>7,815</u>	
			<u>72,734</u>	\$ 92,800
			\$92,734	

## MARKET DATA APPROACH:

Sales Most Comparable

1153-8 \$90,000 - Comparable

1152-1 \$97,000 - Corner lot \$90,000

## INCOME APPROACH:

Units	Actual Rent	Including garages	
		Fair Rent	Total Monthly
6-2rm.	\$ 67.50	\$ 75	\$ 450
6-2rm.	70.00	80	<u>480</u>
			\$930

See detail sheet

\$87,500

LAND	\$ 20,000
IMPROVEMENTS	<u>70,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 90,000



ADDRESS: 1860 Turk Street  
 TYPE: Apartments

PARCEL NO.: 1129-12A  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st-3rd. 4 ea. 1				1	1	3	24		X			
								Est. Age 35+				
12	TOTALS						24					

EXTERIOR WALLS: Rustic FOUNDATION: Conc. POOF: T. & G.  
 Brick veneer front  
 INTERIOR: Floors Hwd. & Lino. Walls & Ceiling: Plaster Heat: Portable  
 NON-RESIDENTIAL UNITS: Bsmt. is for garages & lobby.

#### INCOME APPROACH (con'd)

Gross Income: \$930 x 12 \$11,160  
 Vacancy 5% 558  
\$10,602

#### Expenses:

Taxes \$1,349  
 Insurance 350  
 Utilities 300  
 Maintenance 600  
 Management 530  
\$ 3,129

Net Income: \$ 7,473  
 Income to Land 7%: 1,400  
 Income to Imps. \$ 6,073

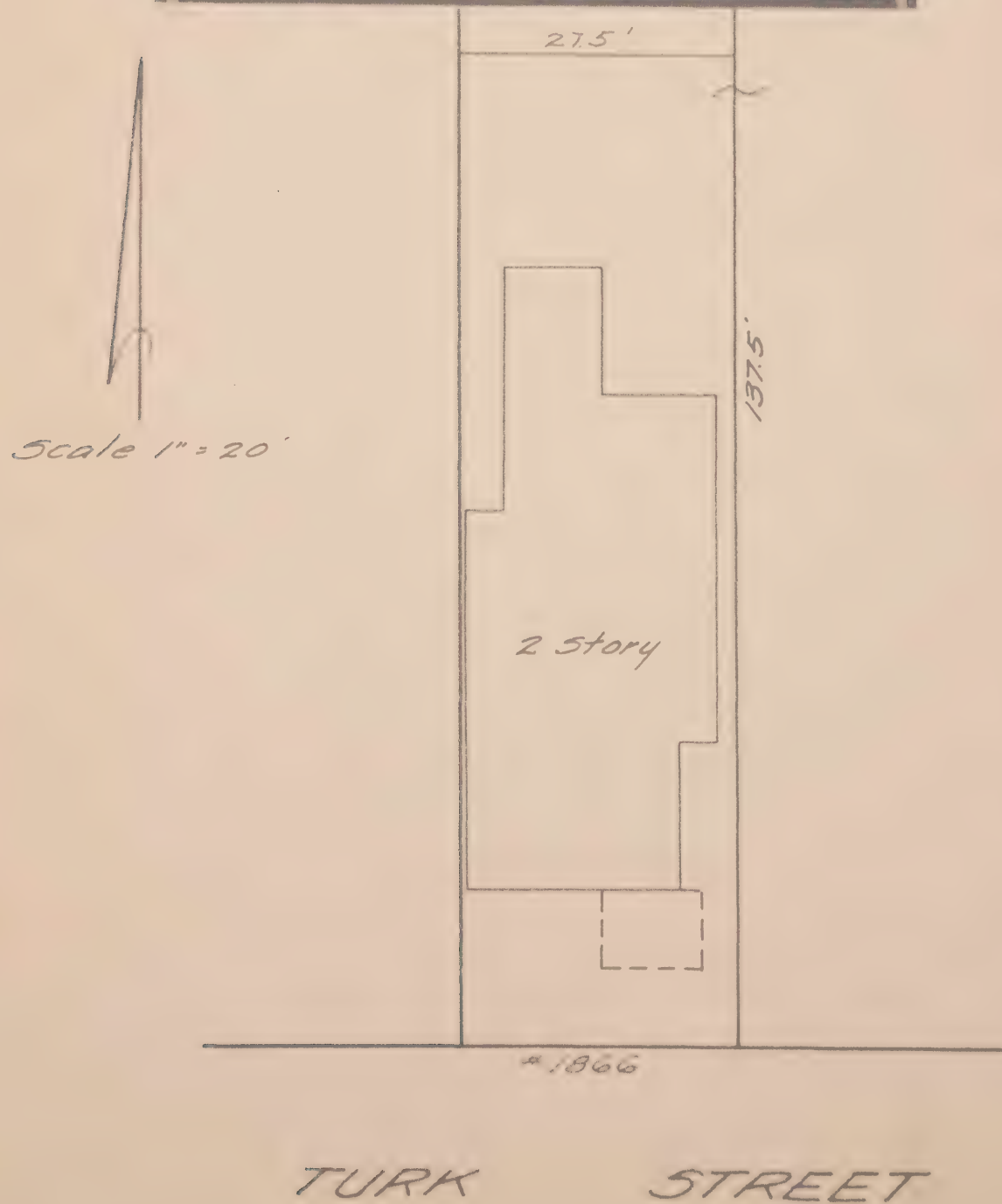
Return on Investment 7%  
 Return of Investment 2%  
9%

Imps: \$6,073 ÷ 9% \$67,478  
 Land: 20,000  
 Total: \$87,478









# APPRAISAL

OWNER: Bureleff, Clavdia A.  
PROPERTY ADDRESS: 1866 Turk Street

PARCEL NO. 1129-13  
DATE ACQ: 4-27-56

OWNER'S ADDRESS: Same

IRS: \$12.10

ZONING: R-4

PRESENT USE: Apartments

CONSID: N.S.

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,520  
Imps. 1,050  
\$ 2,570

TAXES: \$ 226.67

LAND: DIMENSION 27.5' x 137.5' = 3,781± s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50±		\$ 17,000	
Improvements	2,713 s.f. @ \$2.00	\$5,426		
	Bsmt. 1,428 s.f.	<u>500</u>	5,926	
			<u>\$22,926</u>	\$ 22,900

## MARKET DATA APPROACH:

Sales Most Comparable

1129-22 \$16,000 - Smaller lot and bldg.

1129-25 \$24,500 - Comparable lot, larger bldg.

730-2 \$17,000 - Smaller lot, comparable bldg. \$23,000

Subject property is considered 2 flats for comparables.

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-4rm.\$	Owner	\$ 85	\$
1-3rm.	55	75	
1-2rm.	refused	65	
		<u>\$225</u> x 100	\$22,500

LAND	\$ 19,000
IMPROVEMENTS	<u>3,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 22,500



ADDRESS: 1866 Turk Street  
 TYPE: 3 Apartments

CARROLL NO. 1129-13  
 BLDG.

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks	
	Lv. Rm.	Dn. Rm.	Bd. Rm.	K. & L.	Bath	No. Fix		E	G	F	P		
1st.	1	1	1	1	1	3	4			X		The two apts. on 2nd. floor share bath.	
2nd.													
1	1		1	1	1	3 )	3	Est. Age					
1	1		1			)	2	70+					
3	TOTALS						9						

EXTERIOR WALLS: Rustic FOUNDATION: Brick ROOF: Comp. Shingle  
 Brick veneer on front  
 INTERIOR: Floors: Hwd., Lino. Walls & Ceiling: Plaster Heat: Central  
 & Pine  
 NON-RESIDENTIAL UNITS: Bsmt. used for storage & garage.

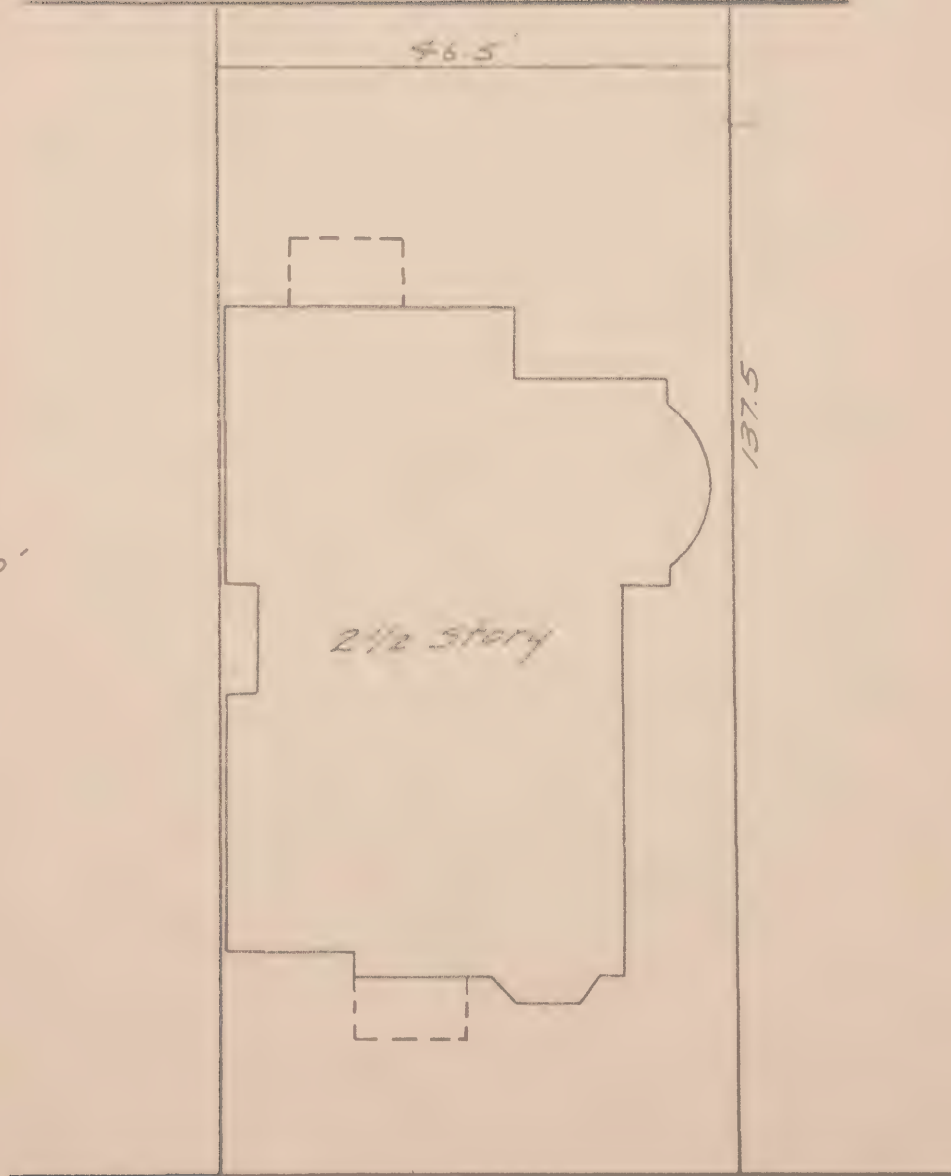








Scale 1" = 20'



#1880

TURK STREET

# APPRAISAL

OWNER: O'Connor, Paul & Klyo  
PROPERTY ADDRESS: 1880 Turk Street

PARCEL NO. 1129-14A  
DATE ACQ: 6-10-57

OWNER'S ADDRESS: Same

IRS: \$20.35  
CONSID: \$18,500  
BEST USE: Apts.

ZONING: R-3 PRESENT USE Single Family  
& Bsmt. Apt.

ASSESSED VALUE: Land \$ 2,560  
Imps. 2,000  
\$ 4,560

TAXES: \$ 402.19

LAND: DIMENSION 46.5' x 137.5' = 6,394± s.f.

## SUMMATION APPROACH:

Rounded to

Land	6,394 s.f. @ \$4.54±	\$ 29,000	
Improvements	5,448 s.f.)		
Bsmt.	2,179 s.f.)		
	Sustaining value	<u>2,600</u>	
		\$31,600	\$ 31,600

## MARKET DATA APPROACH:

### Sales Most Comparable

793-17 \$4.49/s.f. - Smaller lot.

797-14 \$3.93/s.f. - Subj. Prop. in better location

755-11 \$3.64/s.f. - Subj. Prop. in better location

Land sales used for comparables \$30,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-4rm.	\$ 50	\$	\$
1-8rm.	<u>125 (owner)</u>		
	\$175 x 15 months = \$2,625 (sustaining use only)		

LAND	\$ 29,000
IMPROVEMENTS	<u>2,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 31,000



ADDRESS: 1880 Turk Street  
 TYPE: Single family Res. & Bsmt. Apartment

PARCEL NO.: 1129-14A  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.	2	1		1	1	3	4			XX	Large front room used as Art Gallery. 3 of the 4 bedrooms have face bowls.	
2nd.			4		1	3	4					
3rd.	1	room	- Art Gallery					Est. Age				
Bsmt.	1	1	1	1	1	3	4					
2	TOTALS						12					

EXTERIOR WALLS: ASB Siding & FOUNDATION: Conc. & Brick ROOF: Comp. Shingle  
 Rustic

INTERIOR: Floors: Hwd., Pine Walls & Ceiling: Plaster Heat: Central  
 Lino & Asph. Tile

NON-RESIDENTIAL UNITS:

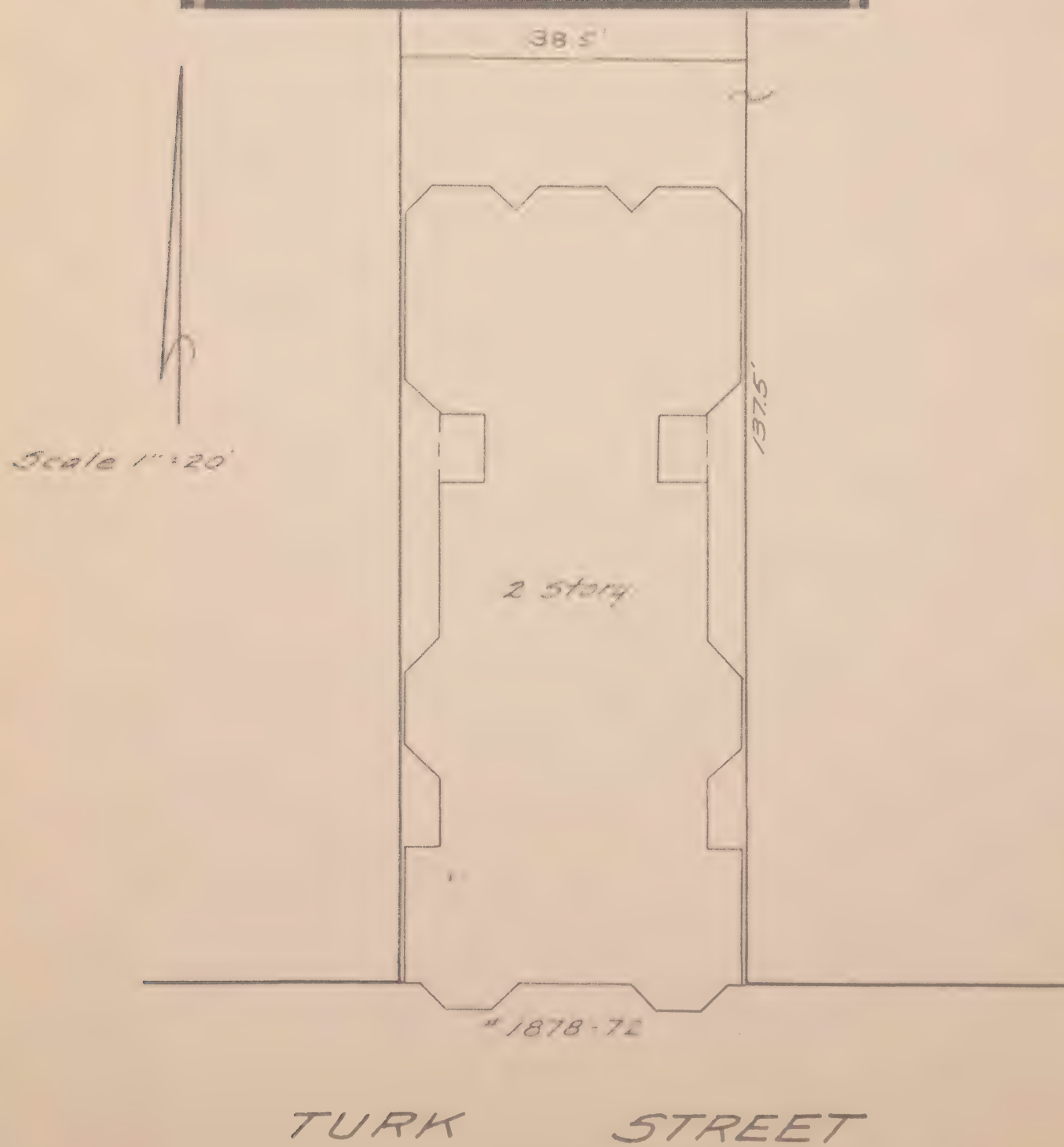
Garage in Bsmt.

Owner paid \$18,500 - 6½ years ago.  
 Since then owner has done some remodeling  
 including plumbing, painting, new central  
 heating and new flooring.









# APPRAISAL

OWNER: Hall, Lendell & Susie  
 PROPERTY ADDRESS: 1872-78 Turk Street

PARCEL NO. 1129-14  
 DATE ACQ: Prior 1960

OWNER'S ADDRESS: Same

IRS:  
 CONSID: N.S.  
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,120  
 Imps. 4,750  
 \$ 6,870

TAXES: \$ 605.93

LAND: DIMENSION 38.5' x 137.5' = 5,294± s.f.

## SUMMATION APPROACH:

Rounded to

Land	5,294 s.f. @ \$4.53±	\$ 24,000	
Improvements	6,250 s.f. @ \$2.80	\$17,500	
	Bsmt. 2,990 s.f.	<u>600</u>	
		18,100	
		<u>\$42,100</u>	\$ 42,100

## MARKET DATA APPROACH:

### Sales Most Comparable

676-19	\$35,000 - Smaller lot.	
1129-5	\$32,000 - Smaller lot & bldg. (3 flats)	
1125-2A	\$33,000 - Smaller lot	\$40,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-6rm.	\$ Owner	\$ 105	\$
1-6rm.	105	105	
2-5rm.	95 ea.	<u>190</u>	
		\$400 x 100	\$40,000

LAND	\$ 24,000
IMPROVEMENTS	<u>16,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 40,000



ADDRESS: 1872-78 Turk Street  
 TYPE: 4 flats

PARCEL NO.; 1129-14  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.fl	1	1	3	1	1	3	6					
1	1	1	2	1	1	3	5		X	X		
2nd.	1	1	3	1	1	3	6	Est.Age				
1	1	1	2	1	1	3	5	50+				
4	TOTALS						22					

EXTERIOR WALLS: Rustic

FOUNDATION: Conc.

POOF: T.&G.

INTERIOR: Floors: Pine, Lino Walls & Ceiling: Plaster  
 Hwd. & Asph. Tile

Heat: Portable

NON-RESIDENTIAL UNITS:

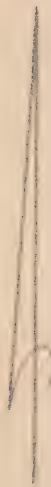
Bsmt. for storage



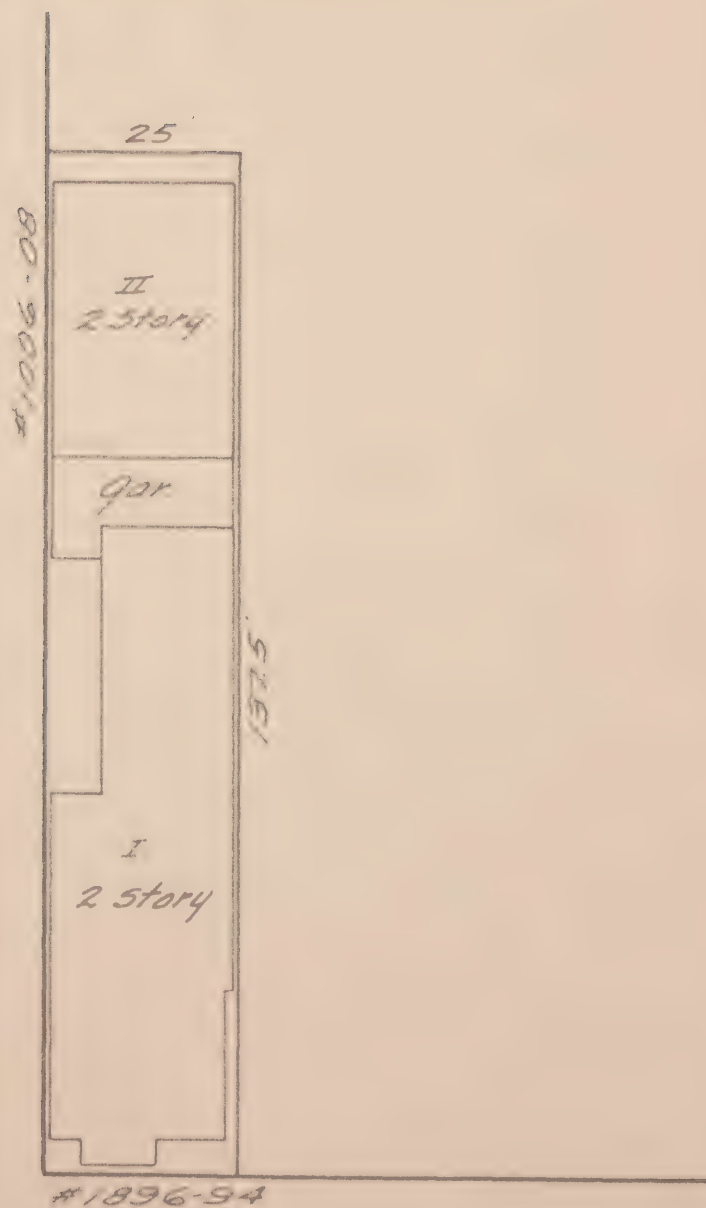






  
 Scale 1" = 30'

BRODERICK STREET



TURK STREET

# APPRAISAL

OWNER: Berry, Thomas J. & Eula  
 PROPERTY ADDRESS: 1894-96 Turk Street &  
 1006-08 Broderick Street  
 OWNER'S ADDRESS:

PARCEL NO. 1129-15  
 DATE ACQ: Prior 1960

ZONING: R-3 PRESENT USE: Apts. & Flats  
 IRS: CONSID: N.S.  
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,810  
 Imps. 3,200  
 \$ 5,010

TAXES: \$ 441.88

LAND: DIMENSION 25' x 137.5' = 3,438 s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.94+	\$ 17,000	
Improvements	5,376 s.f. @ \$4.00	\$21,504	
Bldg. 11	1,850 s.f. @ \$4.50	8,325	\$
Bsmt.	925 s.f.	300	
Garage	278 s.f.	300	
		<u>30,429</u>	
		\$47,429	\$47,400

## MARKET DATA APPROACH:

### Sales Most Comparable

1153-7	\$30,000 - Comparable to bldg. 1	
1129-22	\$16,000 - Comparable to bldg. 11	
1126-30	\$45,000 - 6 apts. - smaller lot	\$47,500

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-3rm.	\$ 63 )	\$ 65	\$
1-2rm.	45 ) Bldg. 1	45	
1-6rm.	Owner)	120	
1-5rm.	Vac. 110)	100	
1-4rm.	80 )	80	
1-4rm.	70 ) Bldg. 11	70	
		<u>\$480 x 100</u>	\$48,000

LAND	\$ 17,000
IMPROVEMENTS	<u>30,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 47,000



ADDRESS: 1894-96 Turk Street  
 TYPE: 4 Apartments

PARCEL NO.: 1129-15  
 BLDG.: 1

UNITS	Per Unit						Total Rms.	Overall Cond.	Remarks			
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix						
1st.	1	1	2	1	1	3	5	E	G	F	P	
2nd.	1	1	3	1	1	3	6		X			
Bsmt.	1		1	1	1	3	3	Est. Age				
1	1			1	1	3	2	70+				
4	TOTALS						16					

EXTERIOR WALLS: Rustic

FOUNDATION: Brick & Conc.

ROOF: Comp. Shingle  
& T. & G.

INTERIOR: Floors: Lino., Pine Walls & Ceiling: Plaster  
 Hwd. & Asph. Tile

Heat: (2) Portables  
 (2) Flr. Furn.

NON-RESIDENTIAL UNITS:





ADDRESS: 1006-08 Broderick  
 TYPE: 2 flats

PARCEL NO.: 1129-15  
 BLDG.: 11

UNITS	Per Unit						Total Rms.	Overall Cond.	Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix			
1st.	1		2	1	1	3	4	E   G   F   P	
2nd.	1		2	1	1	3	4	X   X	
								Est. Age	
								60+	
2	TOTALS						8		

EXTERIOR WALLS: Rustic

FOUNDATION: Brick & Conc.

POOF: Comp. Shingle

INTERIOR: Floors: Asph. Tile Walls & Ceiling: Plaster  
 Pine, Cork Tile & Lino.

Heat: (1) wall furn.  
 (1) Flr. furn.

NON-RESIDENTIAL UNITS:

Bsmt. for garage & storage

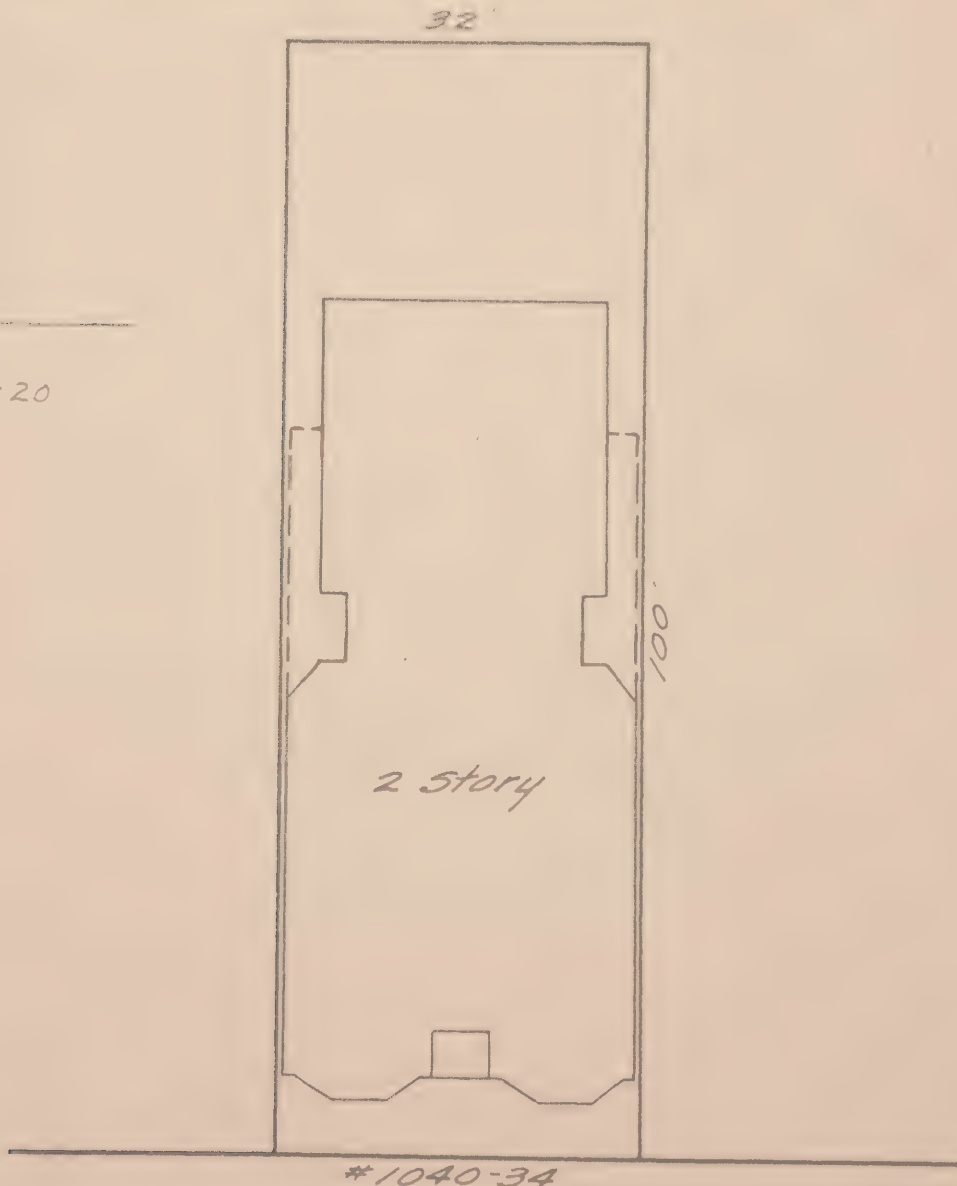








Scale 1"=20'



BRODERICK STREET

# APPRAISAL

OWNER: Dougherty, David & Dora Mae  
 PROPERTY ADDRESS: 1034-40 Broderick

PARCEL NO. 1129-16  
 DATE ACQ: 5-5-53

OWNER'S ADDRESS: Same

IRS: None  
 CONSID: N.S.  
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,570  
 Imps. 1,300  
 \$ 2,870

TAXES: \$ 253.13

LAND: DIMENSION 32' x 100' = 3,200 s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,200 s.f. @ \$4.53±	\$ 14,500	
Improvements	4,249 s.f. @ \$5.00	21,245	
	Bsmt. 1,992 s.f.	400	
		<u>\$36,145</u>	\$ 36,100

## MARKET DATA APPROACH:

### Sales Most Comparable

1125-2A \$33,000 - Smaller lot

1153-7 \$30,000 - Larger lot (converted from single family res.)

676-19 \$35,000 - Smaller lot, larger bldg. \$36,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
3-5rm.	\$ 85 ea.	\$ 95	\$ 285
1-5rm.	Owner	95	<u>95</u>
			\$380 x 95 = \$36,100

LAND	\$ 14,500
IMPROVEMENTS	<u>22,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 36,500



ADDRESS: 1034-40 Broderick  
 TYPE: 4 flats

PARCEL NO.: 1129-16  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
4	1	1	2	1	1	3	20			X		
								Est. Age				
								70±				
4	TOTALS						20					

EXTERIOR WALLS: ASB siding & Rustic  
 INTERIOR: Floors: Pine, Lino. Walls & Ceiling: Plaster & Asph. Tile  
 NON-RESIDENTIAL UNITS:

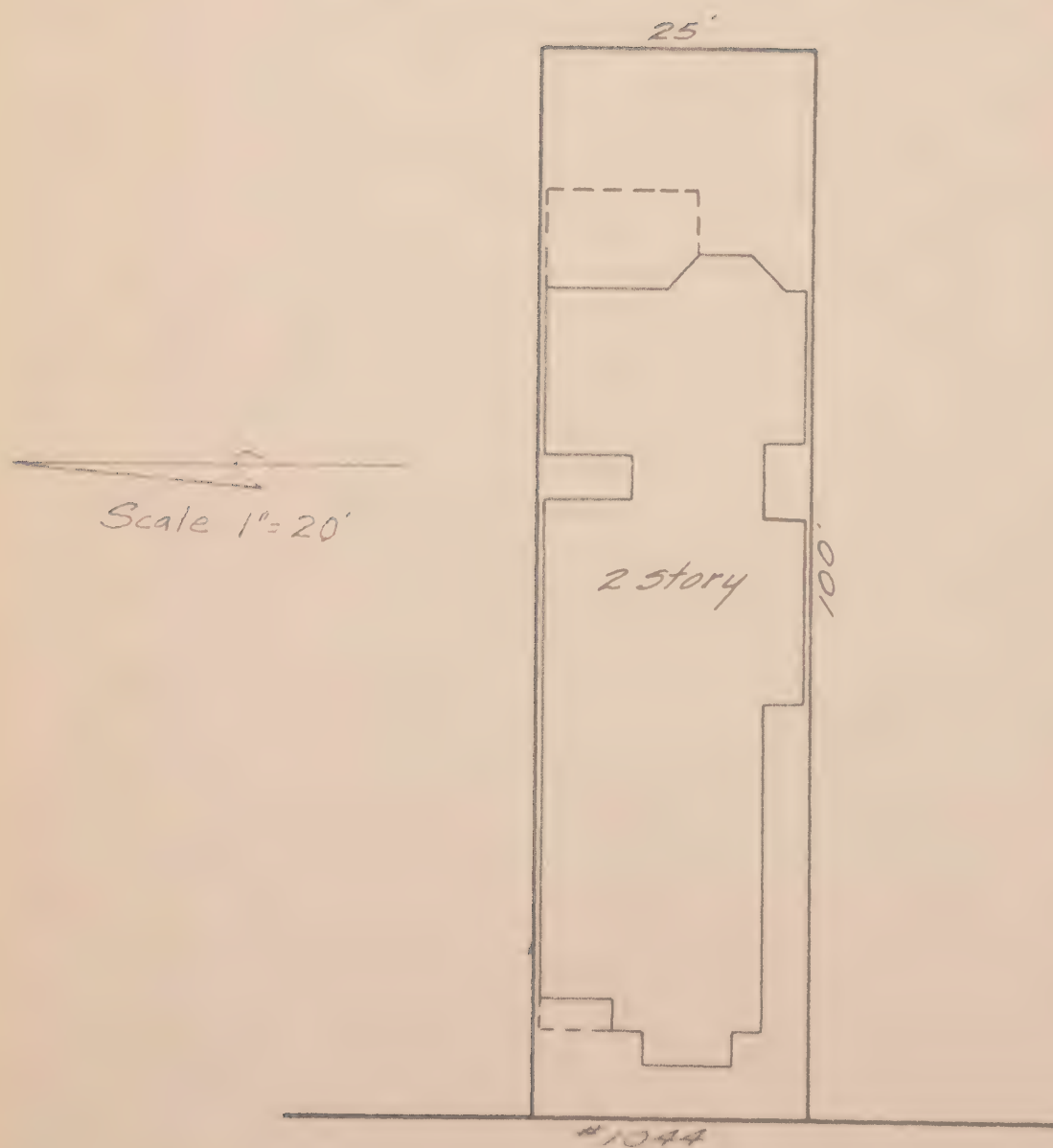
Bsmt. for storage.

POOF: Comp. Shingle & T. & G.  
 Heat: Portable









BRODERICK STREET

# APPRAISAL

OWNER: McGee, Oddest & Marian  
PROPERTY ADDRESS: 1044 Broderick Street

PARCEL NO. 1129-17  
DATE ACQ: 7-8-63

OWNER'S ADDRESS:

IRS: \$21.45  
CONSID: \$19,500 Ind.  
BEST USE: Same

ZONING: R-3 PRESENT USE: Apartments

ASSESSED VALUE: Land \$ 1,230  
Imps. 2,750  
\$ 3,980

TAXES: \$ 351.04

LAND: DIMENSION 25' x 100' = 2,500 s.f.

## SUMMATION APPROACH:

Rounded to

Land 2,500 s.f. @ \$4.60+  
Improvements 4,699 s.f. @ \$3.00

\$ 11,500  
14,097

\$25,597 \$ 25,600

## MARKET DATA APPROACH:

Sales Most Comparable

1129-4 \$30,000 - Larger & better bldg.

1128-15C \$22,000 - (3 units)

1153-7 \$30,000 - Larger lot & better bldg. (4 units) \$25,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-3rm.	\$ 75	\$ 65	\$
1-3rm.	85	65	
1-4rm.	65	65	
1-2rm.	40	40	
1-2rm.	75 )		
2-1rm.	45 ea. )		
1-1rm.	vac. )		
		<u>115</u>	
		\$350 x 80	\$28,000

The 3-1rm. and 1-2rm. units are considered a flat for fair rental.

LAND \$ 11,500  
IMPROVEMENTS 13,500

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 25,000



ADDRESS: 1044 Broderick Street  
 TYPE: Apartments

PARCEL NO.: 1129-17  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kitch	Bath	No. Fl.		E	G	F	P	
1	1		4	1	1	3	6			X		The 6 rm. unit is rented as 1-2rm. unit & 3-1rm. units sharing kitchen & bath.
2	1		1	1	1	3	6					
1	1		2	1	1	3	4	Est. Age				
1	1			1	1	3	2	70+				
5	TOTALS						18					

EXTERIOR WALLS: ASB Siding FOUNDATION: Brick  
 & Rustic

INTERIOR: Floors: Hwd., Lino. Walls & Ceiling: Plaster  
 & Cpt., Pine & Asph. Tile

NON-RESIDENTIAL UNITS:

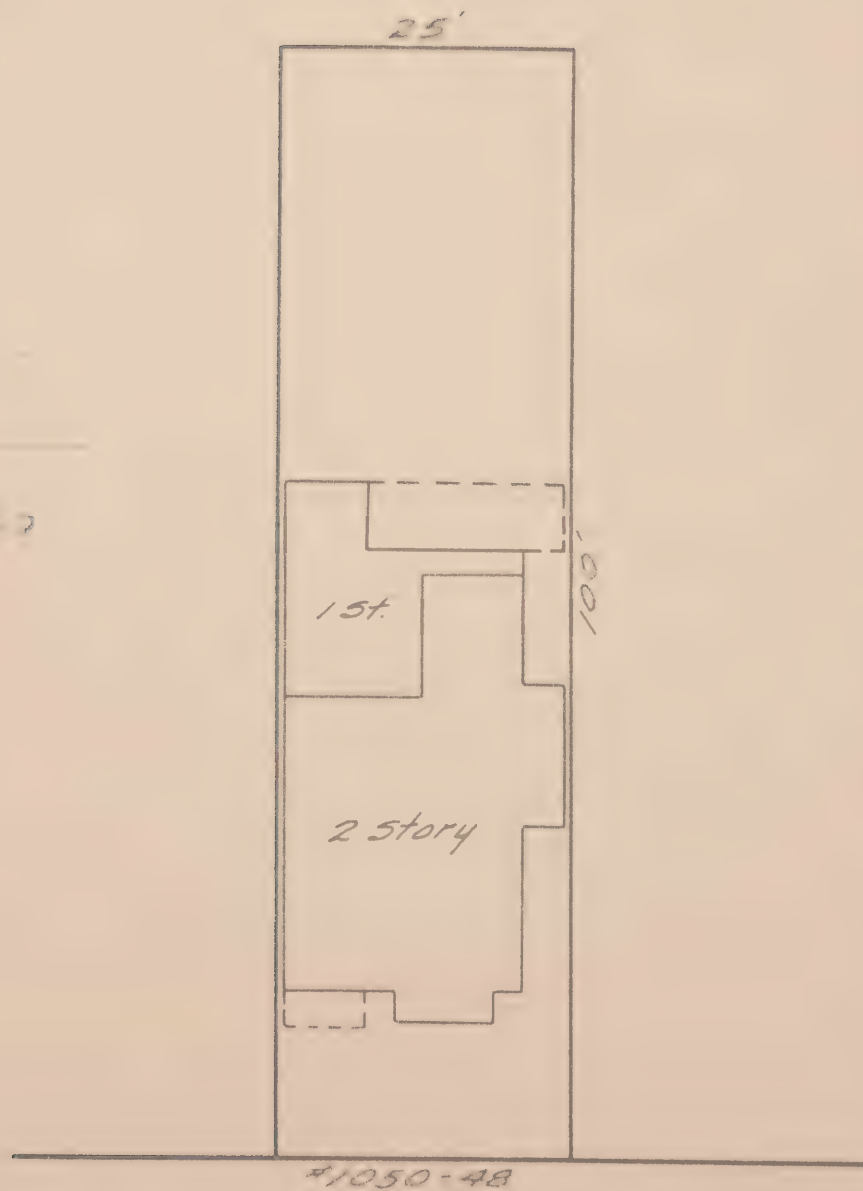
POOF: Comp. &  
 T. & G.

Heat: Portable  
 & (1) flr. furn.









BRODERICK STREET

# APPRAISAL

OWNER: Bacigalupi, Louis & Isabelle  
PROPERTY ADDRESS: 1048-50 Broderick

PARCEL NO. 1129-18  
DATE ACQ: 9-29-60

OWNER'S ADDRESS:

IRS: \$3.85

ZONING: R-3 PRESENT USE: Apts.

CONSID: Same  
BEST USE:

ASSESSED VALUE: Land \$ 1,230  
Imps. 800  
\$ 2,030

TAXES: \$ 179.05

LAND: DIMENSION 25' x 100' = 2,500 s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$5.00		\$ 12,500	
Improvements	1,712 s.f. @ \$4.50	\$7,704		
Bsmt.	735 s.f. @ \$2.50	<u>1,838</u>	<u>9,542</u>	
			\$22,042	\$ 22,000

## MARKET DATA APPROACH:

Sales Most Comparable

1128-15C \$22,000 - Larger bldg., comparable lot.

1129-22 \$16,000 - Smaller lot - 2 flats.

Currently listed for \$24,500 \$21,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-4rm.	\$ 85	\$ 85	\$
1-4rm.	95	85	
1-4rm.	vacant	<u>60</u>	
		\$230 x 90 =	\$20,700

LAND \$ 12,500  
IMPROVEMENTS 8,500

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 21,000



ADDRESS: 1048-50 Broderick  
 TYPE: Apts.

PARCEL NO.: 1129-18  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.	1		2	1	1	3	4			X		Bsmt. is not being rented.
2nd.	1		2	1	1	3	4					
Bsmt.	1		2	1	1	3	4	Est. Age 70±				
3	TOTALS						12					

EXTERIOR WALLS: Rustic FOUNDATION: Conc. & Brick

POOF: Comp. &  
T. & G.

INTERIOR: Floors: Lino., Pine Walls & Ceiling: Plaster  
& Asph. Tile

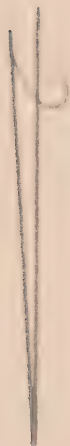
Heat: Portable

NON-RESIDENTIAL UNITS:









Scale 1" = 20'



BRODERICK STREET

EDDY STREET

# APPRAISAL

OWNER: Pappas, John & Nell  
 PROPERTY ADDRESS: 1989 Eddy &  
 1060-64 Broderick  
 OWNER'S ADDRESS:

PARCEL NO. 1129-19  
 DATE ACQ: 8-2-63

IRS: None  
 CONSID: Family Deal  
 BEST USE: Same

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,250  
 Imps. 2,100  
 \$ 3,350

TAXES: \$ 295.47

LAND: DIMENSION 25' x 55.5' = 1,388 s.f.

## SUMMATION APPROACH:

Rounded to

Land	1,388 s.f. @ \$5.04		\$ 7,000	
Improvements	2,702 s.f. @ \$7.00	\$18,914		
Bsmt. 677 s.f.		<u>300</u>	<u>19,214</u>	
			\$26,214	\$ 26,200

## MARKET DATA APPROACH:

### Sales Most Comparable

1153-7 \$30,000 - Larger lot, better bldg.

1129-4 \$30,000 - Larger lot, better bldg. (5 units)

\$25,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
2-3rm. \$	65 ea.	\$ 65	\$ 130
1-3rm.	70	70	70
1-4rm.	70	70	<u>70</u>
			\$270

\$270 x 95 = \$25,650

\$25,700

LAND	\$ 7,000
IMPROVEMENTS	<u>18,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 25,000



ADDRESS: 1989 Eddy & 1060-64 Broderick  
 TYPE: Apartments

PARCEL NO.: 1129-19  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.	Remarks			
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix						
1st.2	1		1	1	1	3	6	E	G	F	P	Unf. attic. Bsmt. used for storage.
2nd.										X	X	
1	1		1	1	1	3	3	Est. Age				
1	1	1	1	1	1	3	4	70±				
4	TOTALS						13					

EXTERIOR WALLS: Rustic & FOUNDATION: Conc.  
 Wood Shingle

POOF: Comp.

INTERIOR: Floors Lino., Pine Walls & Ceiling: Plaster  
 & Hwd.

Heat: Portable

NON-RESIDENTIAL UNITS:

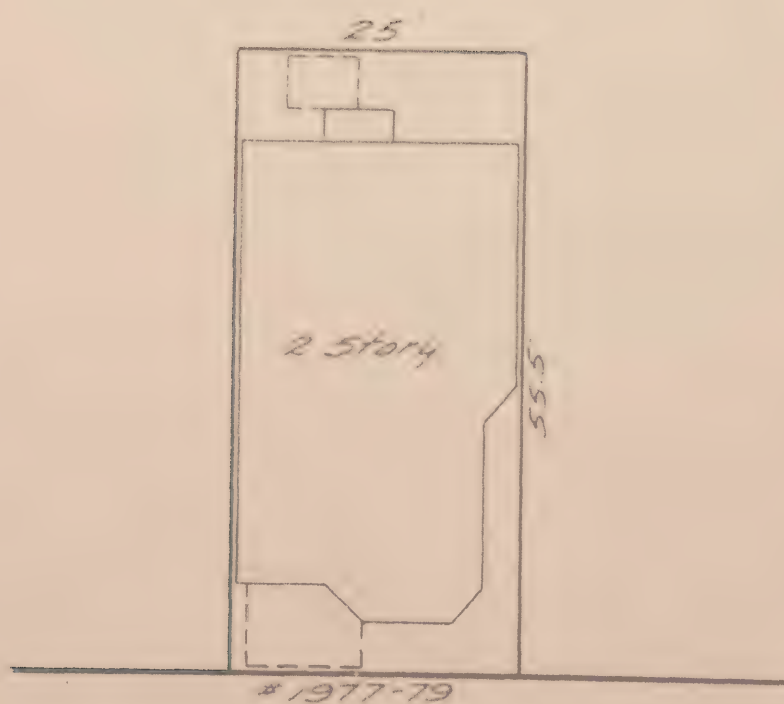








Scale 1" = 20'



EDDY STREET

# APPRAISAL

OWNER: Pough, Joseph & Grace  
 PROPERTY ADDRESS: 1977-79 Eddy Street

PARCEL NO. 1129-20  
 DATE ACQ: Not Available

OWNER'S ADDRESS:

ZONING: R-3 PRESENT USE: Flats

IRS:  
 CONSID: BEST USE: Apartments

ASSESSED VALUE: Land \$ 900  
 Imps. 1,100  
 \$ 2,000

TAXES: \$ 176.40

LAND: DIMENSION 25' x 55.5' = 1,388 s.f.

## SUMMATION APPROACH:

Rounded to

Land	1,388 s.f. @ \$4.68+		\$ 6,500	
Improvements	2,217 s.f. @ \$5.30	\$11,750		
Bsmt.	1,042 s.f.	<u>500</u>	<u>12,250</u>	
			\$18,750	\$ 18,800

## MARKET DATA APPROACH:

### Sales Most Comparable

778-3 \$21,000 - Larger lot & bldg.

1129-25 \$24,500 - Larger lot & bldg. (bldg. remodeled)

1100-25 \$16,000 - Comparable \$18,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-5rm.	\$ 75	\$ 95	\$
1-4rm.	65	<u>85</u>	
		\$180 x 100	\$18,000

LAND \$ 7,000  
 IMPROVEMENTS 11,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 18,000



ADDRESS: 1977-79 Eddy Street  
 TYPE: Flats

PARCEL NO.: 1129-20  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks	
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P		
1st.fl	1		2	1	1	3	4			X			
2nd.fl	1		2	1	1	3)	5	Est.Age					
3rd.			1			)		60					
2	TOTALS						9						

EXTERIOR WALLS: Stuc. & Rus. FOUNDATION: Brick & Conc.  
 (Brick veneer)

POOF: T. & G.

INTERIOR: Floors: Pine, Lino & Walls & Ceiling: Plaster  
 Hwd.

Heat: Portable

NON-RESIDENTIAL UNITS:

Bsmt. used for garage & storage.

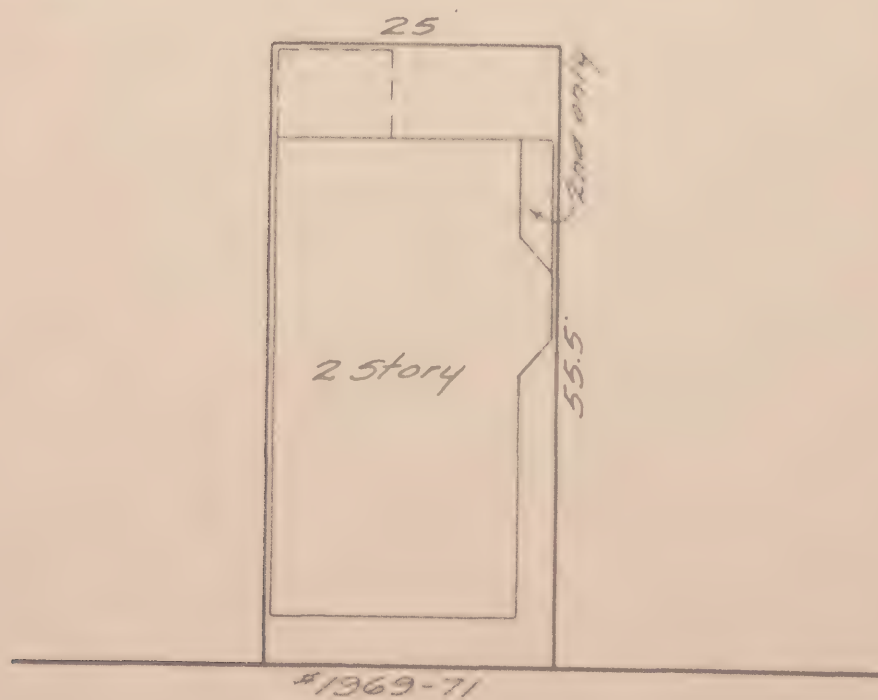








Scale 1" = 20'



EDDY STREET

# APPRAISAL

OWNER: Johnson, Julius & Fleta Bell  
 PROPERTY ADDRESS: 1969-71 Eddy Street

PARCEL NO. 1129-21  
 DATE ACQ: 3-29-54

OWNER'S ADDRESS: Same

IRS: \$14.30  
 CONSID: N.S.  
 BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 900  
 Imps. 1,050  
 \$ 1,950

TAXES: \$ 171.99

LAND: DIMENSION 25' x 55.5' = 1,388 s.f.

## SUMMATION APPROACH:

Rounded to

Land	1,388 s.f. @ \$4.68+	\$ 6,500	
Improvements	2,060 s.f. @ \$5.30	\$10,918	
Bsmt. 973 s.f.		<u>500</u>	
		<u>11,418</u>	
		\$17,918	\$ 17,900

## MARKET DATA APPROACH:

### Sales Most Comparable

778-3 \$21,000 - Larger lot & bldg.

1129-25 \$24,500 - Larger lot & bldg.(bldg.remodeled)

1100-25 \$16,000 - Comparable \$18,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-4rm.	\$ 80	\$ 85	\$
1-4rm.	Owner	<u>85</u>	
		\$170 x 100	\$17,000

LAND \$ 7,000  
 IMPROVEMENTS 10,500

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 17,500



ADDRESS: 1969-71 Eddy Street  
 TYPE: 2 Flats

PARCEL NO.: 1129-21  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.fl.	1		2	1	1	3	4			X		Attic only over 2nd. floor.
2nd.fl.	1		2	1	1	3	4					
								Est.Age 60+				
2	TOTALS						8					

EXTERIOR WALLS: Stuc. & Rus. FOUNDATION: Conc. POOF: Comp.  
 INTERIOR: Floors: Hwd. & Lino. Walls & Ceiling: Plaster Heat: Portable  
 NON-RESIDENTIAL UNITS: Bsmt. used for garage & storage.

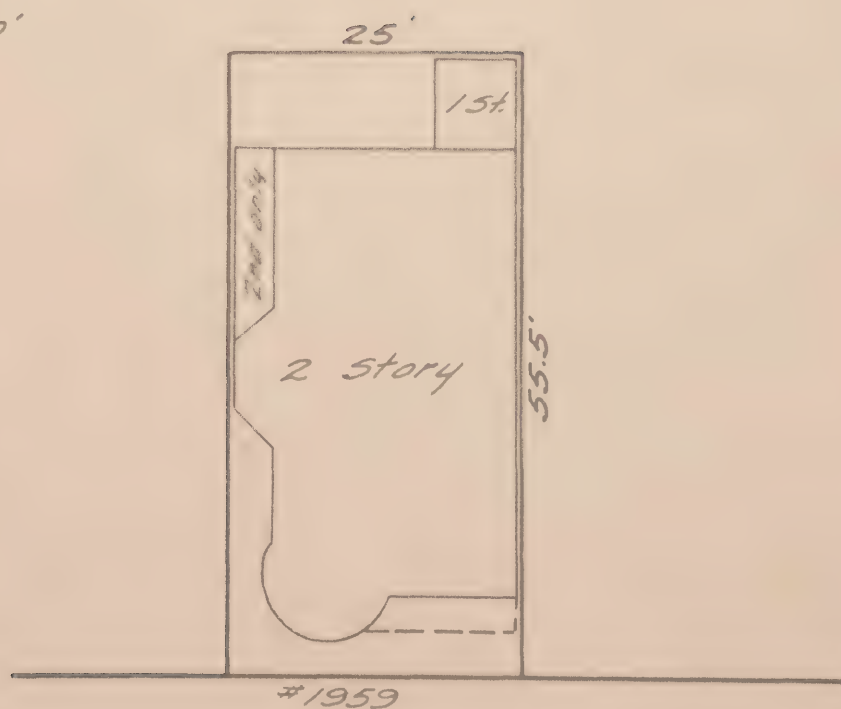






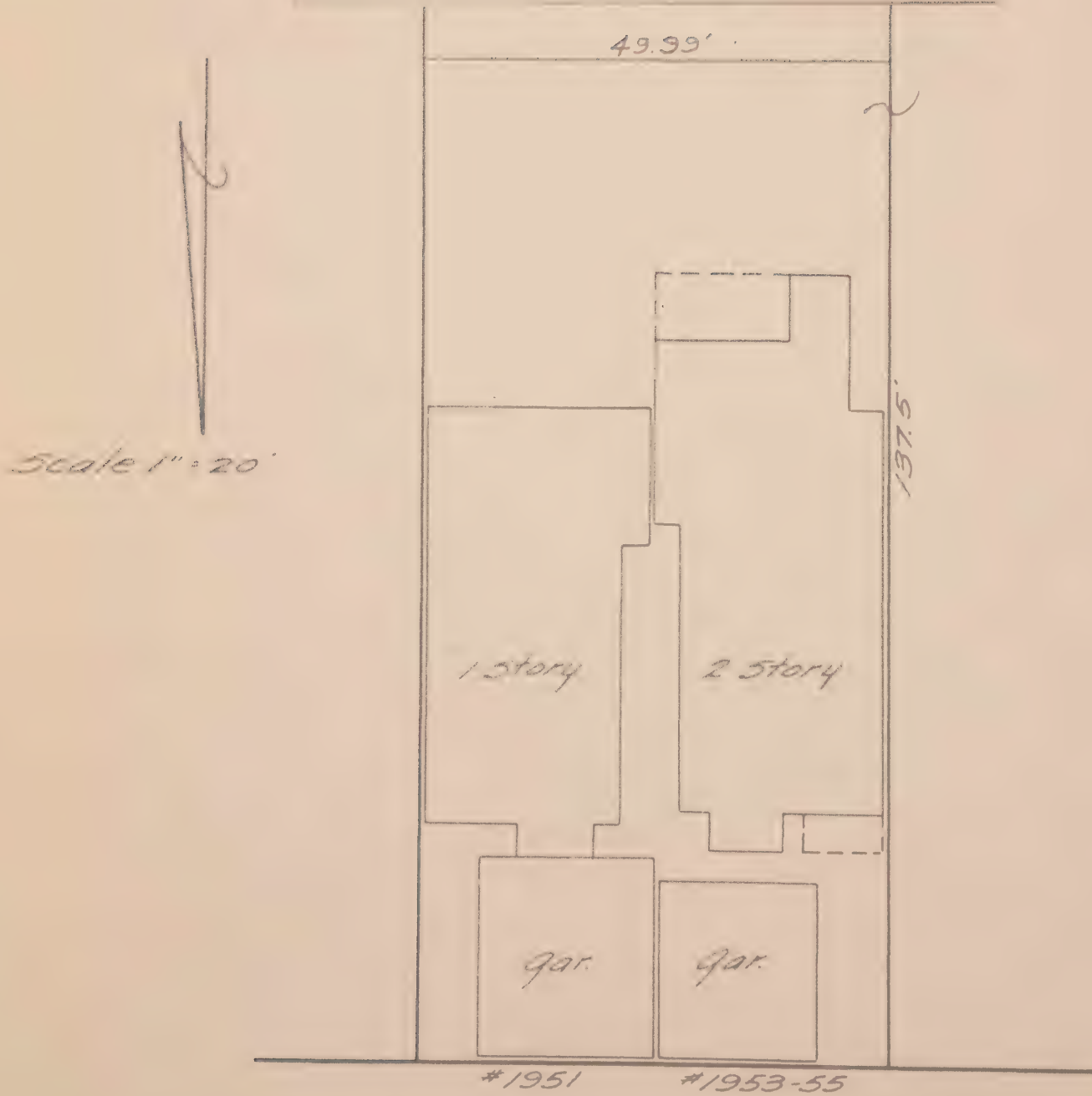


Scale 1" = 20'



EDDY STREET





EDDY STREET

# APPRAISAL

OWNER: Patton, Eda Marie  
 PROPERTY ADDRESS: 1951-55 Eddy Street

PARCEL NO. 1129-23 & 24  
 DATE ACQ: Prior 1960

OWNER'S ADDRESS:

ZONING: R-3

PRESENT USE: Single Family  
 Res. & Flats

IRS:  
 CONSID: N.S.  
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,700  
 Imps. 1,750  
 \$ 4,450

TAXES: \$ 392.49

LAND: DIMENSION 50±' x 137.5' = 6,875± s.f.

## SUMMATION APPROACH:

Rounded to

Land	6,875 s.f.	@ \$4.36±		\$ 30,000
Improvements	2,228 s.f.	@ \$1.50	\$3,342	
Bsmt.	1,114 s.f.		200	
Gar. 1	323 s.f.		150	
Bldg. 11	1,022 s.f.	@ \$1.50	1,533	
Bsmt.	1,022 s.f.		100	
Gar.	418 s.f.		200	
			<u>5,525</u>	
MARKET DATA APPROACH:				\$35,525

## Sales Most Comparable

1129-22	\$16,000	- Smaller lot than Bldg. 1	
1129-25	\$24,500	- Comparable lot but larger & better bldg. than bldg. 1	
1129-28	\$16,000	- Smaller lot but better bldg. than bldg. 11	\$34,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-5rm.	\$ 70	\$ 70	\$
1-6rm.	80	80	
Dwelling	refused	<u>90</u>	
		\$240 x 24 mos. =	\$5,760
		Sustaining use value.	

LAND	\$ 30,000
IMPROVEMENTS	<u>5,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 35,000





ADDRESS: 1953-55 Eddy Street  
 TYPE: 2 flats.

PARCEL NO.: 1129-23  
 BLDG.: 1

UNITS	Per Unit						Total Rms.	Overall Cond.	Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix			
1	1	1	2	1	1	3	5	E G F P	
1	1	1	3	1	1	3	6	X X	
								Est. Age	
								70±	
2	TOTALS						11		

EXTERIOR WALLS: Rustic

FOUNDATION: Brick

POOF: Comp. &

INTERIOR: Floors: Lino. & Pine Walls & Ceiling: Plaster

T. & G.  
 Heat: Portable

NON-RESIDENTIAL UNITS: Unf. Bsmt. for storage.



ADDRESS: 1951 Eddy Street  
 TYPE: Single Family Residence

PARCEL NO.: 1129-24  
 BLDG.: 11

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks	
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P		
	Entry Refused									X		Appears to be five room single family res.	
								Est. Age					
								70+					
	TOTALS												

EXTERIOR WALLS: Rustic

FOUNDATION: Brick

POOF: Comp. Shingle  
 & T. & G.

INTERIOR: Floors: Pine

Walls & Ceiling: Plaster

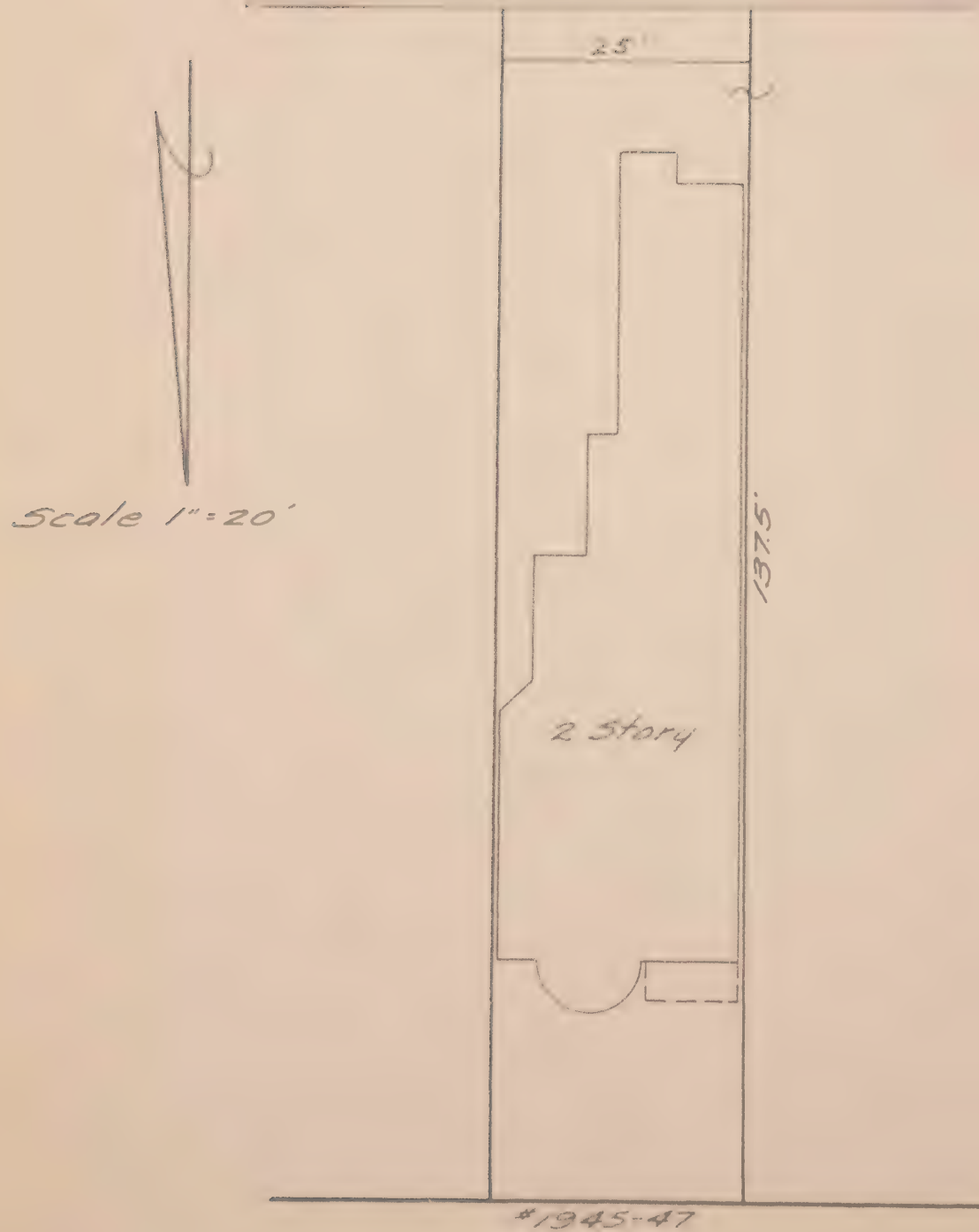
Heat: Portable

NON-RESIDENTIAL UNITS: Bsmt. for storage.









EDDY STREET

# APPRAISAL

OWNER: Rhodes, Mary M.  
PROPERTY ADDRESS: 1945-47 Eddy

PARCEL NO. 1129-25  
DATE ACQ: 10-18-61

OWNER'S ADDRESS:

IRS: \$26.95  
CONSID: \$24,500  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,350  
Imps 1,350  
\$ 2,700

TAXES: \$ 238.14

LAND: DIMENSION 25' x 137.5' = 3,438 s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.51±		\$ 15,500	
Improvements	3,224 s.f. @ \$3.40	\$10,962		
	Bsmt. 500 s.f.	<u>200</u>	<u>11,162</u>	
			\$26,662	\$ 26,700

## MARKET DATA APPROACH:

### Sales Most Comparable

1129-27 \$28,000 - Larger lot & bldg.

1130-9 \$34,500 - Smaller lot but better & newer bldg.

1152-29 \$32,000 - Comparable lot, better bldg.

Also see above

\$26,500

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-6rm.) \$		\$	\$
1-7rm.) 210		260	
		260 x 100	\$26,000

LAND \$ 17,000  
IMPROVEMENTS 9,500

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 26,500



ADDRESS: 1945-47 Eddy Street  
 TYPE: 2 flats

PARCEL NO.: 1129-25  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.fl.	1	1	3	1	1	3	6					Bldg. is being used as a rest home.
2nd.fl.	1	1	4	1	1	3	7			X		
								Est.Age 70+				
2	TOTALS						13					

EXTERIOR WALLS: Rustic

FOUNDATION: Brick

POOF: Comp. &  
T. & G.

INTERIOR: Floors: Hwd., Lino & Walls & Ceiling: Plaster  
Pine

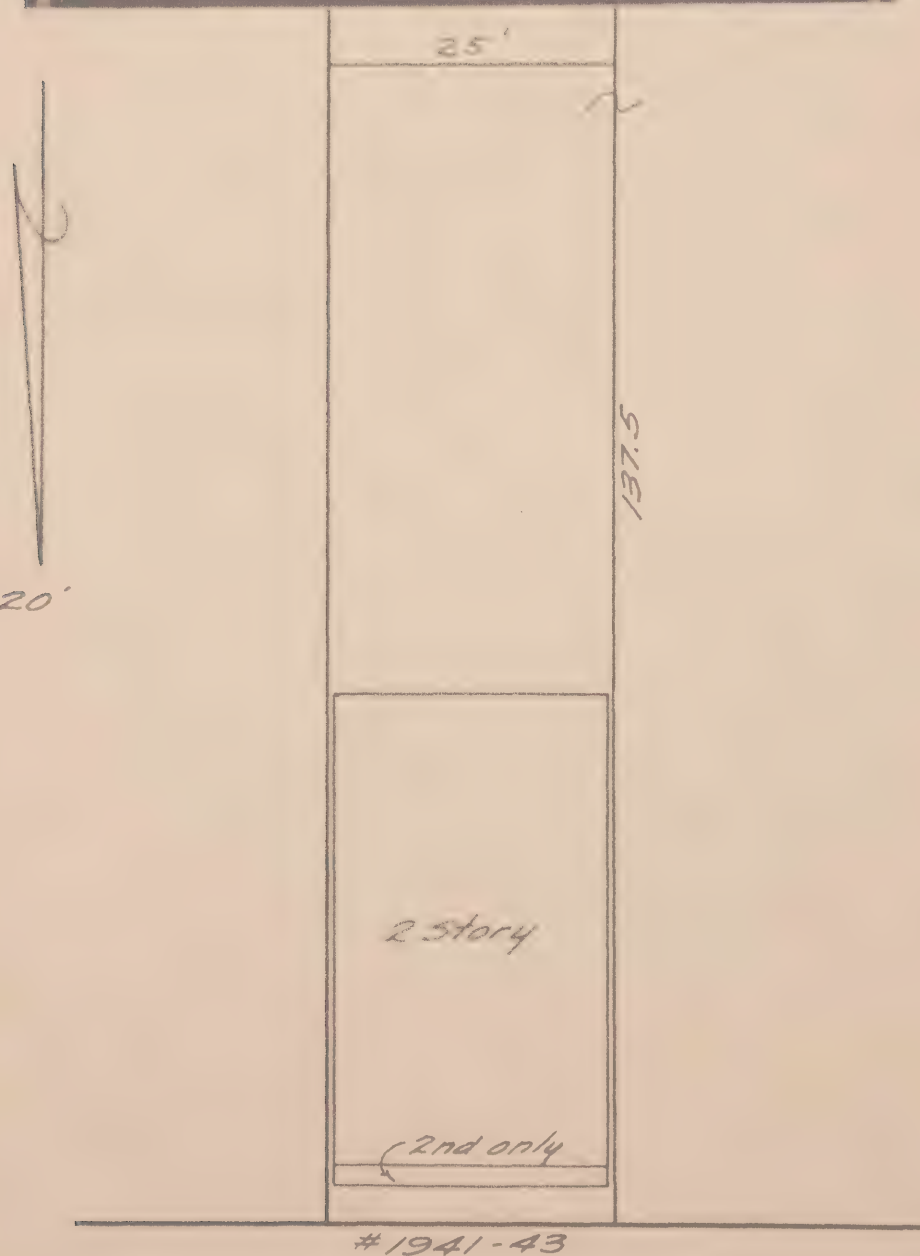
Heat: Central

NON-RESIDENTIAL UNITS: Bsmt. used for storage & furnace room.









Scale 1" = 20'

EDDY STREET

# APPRAISAL

OWNER: Herndon, Larena F.  
PROPERTY ADDRESS: 1941-43 Eddy Street

PARCEL NO. 1129-25A  
DATE ACQ: 1-7-60

OWNER'S ADDRESS: Same

IRS: \$3.85  
CONSID: N.S.  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,350  
Imps. 7,300  
\$ 8,650

TAXES: \$ 762.93

LAND: DIMENSION 25' x 137.5' = 3,438 s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.51+	\$ 15,500	
Improvements	2,150 s.f. @ \$9.90	\$21,285	
Bsmt.	1,050 s.f. @ \$3.00	3,150	\$
		<u>\$24,435</u>	
Depreciation 10%		2,444	
		<u>21,991</u>	
		\$37,491	\$37,500

## MARKET DATA APPROACH:

### Sales Most Comparable

1130-9	\$34,500 - Smaller lot, comparable bldg.	
1152-29	\$32,000 - Comparable lot, older bldg.	
1152-8	\$35,000 - Smaller lot & older bldg.	\$37,500

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-4rm.	\$ Owner	\$ 150	\$
1-4rm.	100	150	
		<u>\$300 x 120</u>	\$36,000

Bldg. is an underimprovement, therefore, causing more than normal depreciation.

LAND	\$ 17,000
IMPROVEMENTS	<u>20,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 37,500



ADDRESS: 1941-43 Eddy Street  
 TYPE: 2 Flats

PARCEL NO.; 1129-25A  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.fl.	1		2	1	1	3	4	X				
2nd.fl.	1		2	1	1	3	4					
								Est.Age 1 yr.				
2	TOTALS						8					

EXTERIOR WALLS: Stuc. & Rus. FOUNDATION: Conc.

POOF: Comp. Shingle  
 & T. & G.

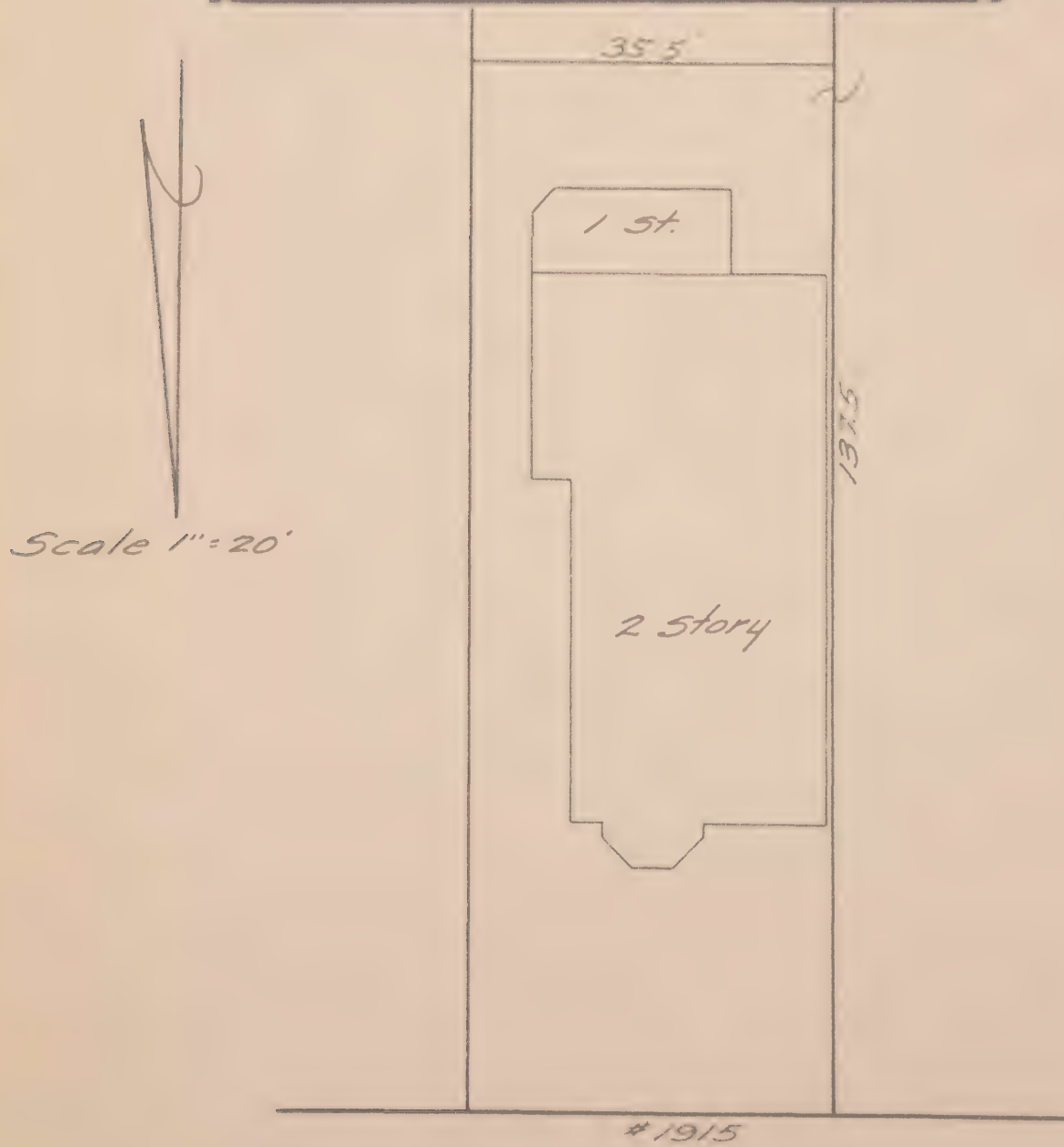
INTERIOR: Floors: Hwd. & Lino. Walls & Ceiling: Sheetrock Heat: 4 wall heat.

NON-RESIDENTIAL UNITS: Bsmt. used for garage & storage.









EDDY STREET

# APPRAISAL

OWNER: A.E. Campana & R. Del Curto  
PROPERTY ADDRESS: 1915 Eddy Street

PARCEL NO. 1129-26  
DATE ACQ: 11-14-62

OWNER'S ADDRESS:

IRS: \$.55  
CONSID: Family Deal  
BEST USE: Same

ZONING: R-3 PRESENT USE: Apartments

ASSESSED VALUE: Land \$ 1,440  
Imps. 3,500  
\$ 4,940

TAXES: \$ 435.71

LAND: DIMENSION 35.5' x 137.5' = 4,881± s.f.

## SUMMATION APPROACH:

Rounded to

Land	4,881 s.f. @ \$4.51±	\$ 22,000	
Improvements	3,072 s.f. @ \$3.00	<u>9,216</u>	
		\$31,216	\$ 31,200

## MARKET DATA APPROACH:

### Sales Most Comparable

1129-4	\$30,000 - Larger & better bldg.	
1153-7	\$30,000 - Comparable lot, better bldg. (4 units)	
1128-15C	\$22,000 - Smaller lot, comparable bldg. area (3 units)	\$30,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly	
4-3rm.	\$ 75 ea.	\$ 75	\$ 300	
1-4rm.	85	85	<u>85</u>	
			\$385 x 80	\$30,800

LAND	\$ 22,000
IMPROVEMENTS	<u>8,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 30,000



ADDRESS: 1915 Eddy Street  
 TYPE: Apartments

PARCEL NO.; 1129-26  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.	Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix			
3	1		1	1	1	3	9	E   G   F   P	
2nd. fl.								X   X	
1	1		1	1	1	3	3	Est. Age	
1	1		2	1	1	3	4	70±	
5	TOTALS						16		

EXTERIOR WALLS: Rustic

FOUNDATION: Brick

POOF: T. & G.

INTERIOR: Floors: Hwd., Lino. Walls & Ceiling: Plaster  
 & Pine

Heat: Portable

NON-RESIDENTIAL UNITS:

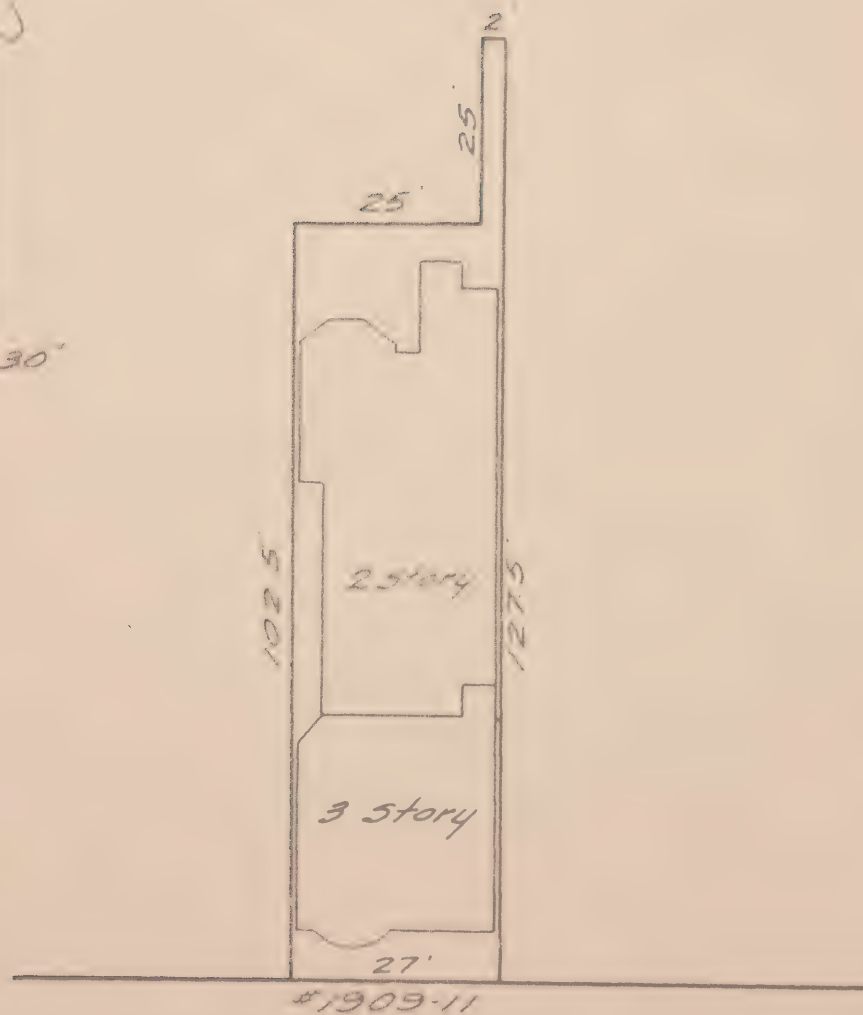








*Scale 1" = 30'*



EDDY STREET

# APPRAISAL

OWNER: Smith, Hen & Anna  
PROPERTY ADDRESS: 1909-11 Eddy Street

PARCEL NO. 1129-27  
DATE ACQ: 9-25-62

OWNER'S ADDRESS: Same

IRS: \$30.80  
CONSID: \$28,000  
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,320  
Imps. 2,150  
\$ 3,470

TAXES: \$ 306.05

LAND: DIMENSION Irregular 2,818± s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,818 s.f. @ \$4.44±		\$12,500	
Improvements	4,823 s.f. @ \$3.50	\$16,881		
	Bsmt. 2,020 s.f.	<u>300</u>	<u>17,181</u>	
			\$29,681	\$ 29,700

## MARKET DATA APPROACH:

### Sales Most Comparable

1129-25 \$24,500 - Smaller bldg.

1130-9 \$34,500 - Smaller lot, newer & better bldg.

1152-29 \$32,000 - Larger lot & better bldg.

See Above - \$28,000 \$29,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-6rm.	\$ 100	\$ 135	\$
1-7rm.	Owner	<u>150</u>	
		\$285 × 100	\$28,500

LAND \$ 14,000  
IMPROVEMENTS 15,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 29,000



ADDRESS: 1909-11 Eddy Street  
 TYPE: 2 Flats

PARCEL NO.; 1129-27  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	C	F	P	
1	1	1	3	1	1	3	6					3rd. floor bedroom used for storage.
2nd.fl	1	1	3	1	1	3)			X	X		
3rd.fl			1			)	7					
								Est.Age 70+				
2	TOTALS						13					

EXTERIOR WALLS: Rustic

FOUNDATION: Brick

POOF: T. & G.

INTERIOR: Floors: Hwd., Pine, Walls & Ceiling: Plaster  
 Lino. & Carpet

Heat: Portable

NON-RESIDENTIAL UNITS:

Bsmt. used for storage.





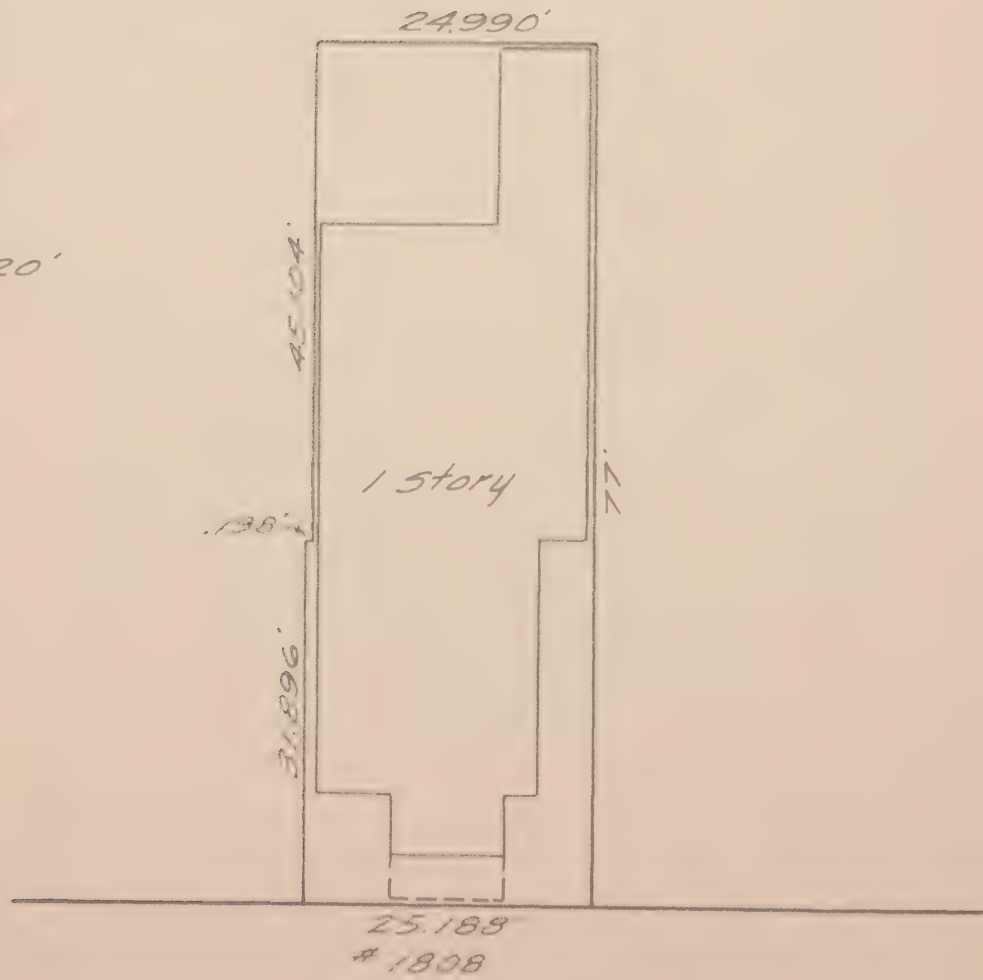




1129-28



Scale 1" = 20'



TURK STREET

# APPRAISAL

OWNER: Willis, Wanda  
PROPERTY ADDRESS: 1808 Turk Street

PARCEL NO. 1129-28  
DATE ACQ: 2-7-57

OWNER'S ADDRESS: Same

IRS: None  
CONSID: \$16,000

ZONING: R-4 PRESENT USE: Single Family

BEST USE: Apartments

ASSESSED VALUE: Land \$ 1,115  
Imps. 500  
\$ 1,615

TAXES: \$ 142.44

LAND: DIMENSION Irregular = 1,931± s.f.

## SUMMATION APPROACH:

Rounded to

Land	1,931 s.f. @ \$4.66±		\$ 9,000	
Improvements	1,355 s.f. @ \$7.50	\$10,163		
	Bsmt. 1,223 s.f.	<u>600</u>	<u>10,763</u>	
			\$19,763	\$ 19,800

## MARKET DATA APPROACH:

Sales Most Comparable

1154-25 \$17,000 - Comparable lot, poorer bldg.

1051-6A \$17,500 - Comparable lot, older bldg.

See above sale \$19,500

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
	Not applicable		

LAND \$ 9,500  
IMPROVEMENTS 10,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 19,500



ADDRESS: 1808 Turk Street  
 TYPE: Single Family Residence

PARCEL NO.: 1129-28  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks	
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P		
1	1	1	4	1	2	6	7		X			Since purchase owner has added 1 room & bath and remodeled interior and exterior.	
								Est. Age					
								40+					
1	TOTALS						7						

EXTERIOR WALLS: Stuc. & Rus. FOUNDATION: Conc.

POOF: Comp. &  
 T. & G.

INTERIOR Floors: Asph. Tile & Walls & Ceiling: Plaster, Pine  
 Knotty Pine & Sheetrock

NON-RESIDENTIAL UNITS:

Bsmt. used for garage, laundry and storage.



BLOCK 1130





## BLOCK 1130

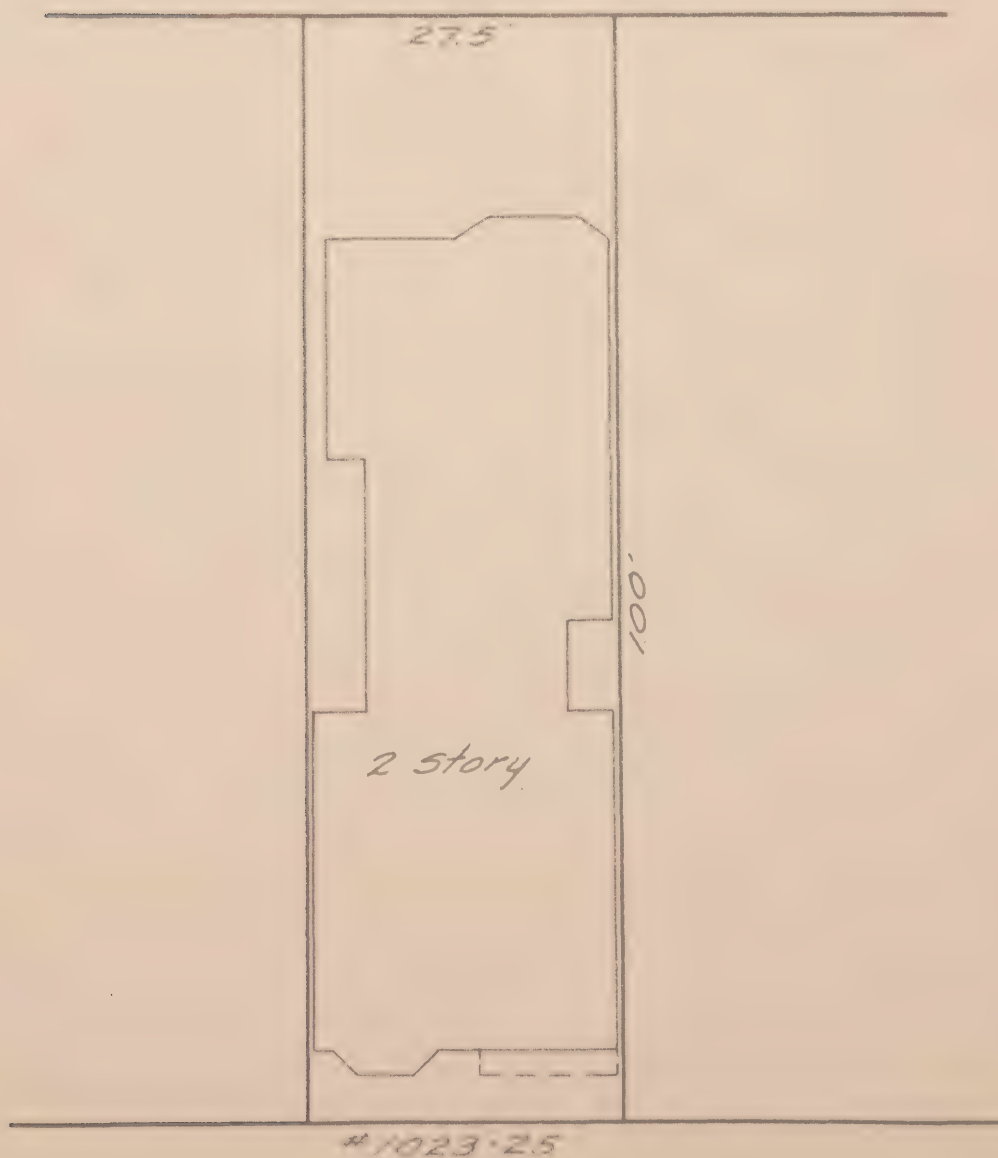
	<u>NAME</u>	<u>LAND</u>	<u>IMPS.</u>	<u>TOTAL</u>
-7	Rosales, Lucia C.	\$ 13,000	\$ 14,500	\$ 27,500
-8	White, Strlie & Stella Mae	19,000	86,000	105,000
-9	Brooks, William T. & Ella E.	8,500	28,000	36,500
-9A	Tsumori, Mitsuo & Eimi	9,000	28,000	37,000
-9B	Barbagelata, Patricia	<u>7,000</u>	<u>14,500</u>	<u>21,500</u>
		\$ 56,500	\$171,000	\$227,500







*ST. JOSEPH'S AVENUE*



*BRODERICK STREET*

# APPRAISAL

OWNER: Rosales, Lucia C.  
 PROPERTY ADDRESS: 1023-25 Broderick

PARCEL NO. 1130-7  
 DATE ACQ: 7-23-54

OWNER'S ADDRESS: Same

IRS: \$19.25  
 CONSID: N.S.  
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,380  
 Imps. 2,850  
\$ 4,230

TAXES: \$ 373.09

LAND: DIMENSION 27.5' x 100' = 2,750 s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,750 s.f. @ \$4.73±	\$ 13,000	
Improvements	3,728 s.f. @ \$4.00	\$14,912	
	Bsmt. 750 s.f.	<u>300</u>	
		15,212	
		<u>\$28,212</u>	\$ 28,200

## MARKET DATA APPROACH:

### Sales Most Comparable

1129-27 \$28,000 - Comparable lot, smaller bldg.

1129-25 \$24,500 - Larger lot, smaller bldg.

1130-9 \$36,500 - Smaller lot, newer bldg. \$27,500

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-6rm. \$	Owner	\$ 125	\$
1-6rm.	90	<u>125</u>	
		\$250 x 110	\$27,500

LAND	\$ 13,000
IMPROVEMENTS	<u>14,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 27,500





ADDRESS: 1023-25 Broderick  
 TYPE: 2 Flats

PARCEL NO.: 1130-7  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.	1	1	3	1	1	3	6					
2nd.	1	1	3	1	1	3	6	X				
								Est. Age				
								60+				
2	TOTALS						12					

EXTERIOR WALLS: Rustic FOUNDATION: Conc.

POOF: Comp. &  
 T. & G.

INTERIOR: Floors: Asph. Tile Walls & Ceiling: Plaster  
 Lino. & Hwd.

Heat: Central (1)  
 Portable (2)

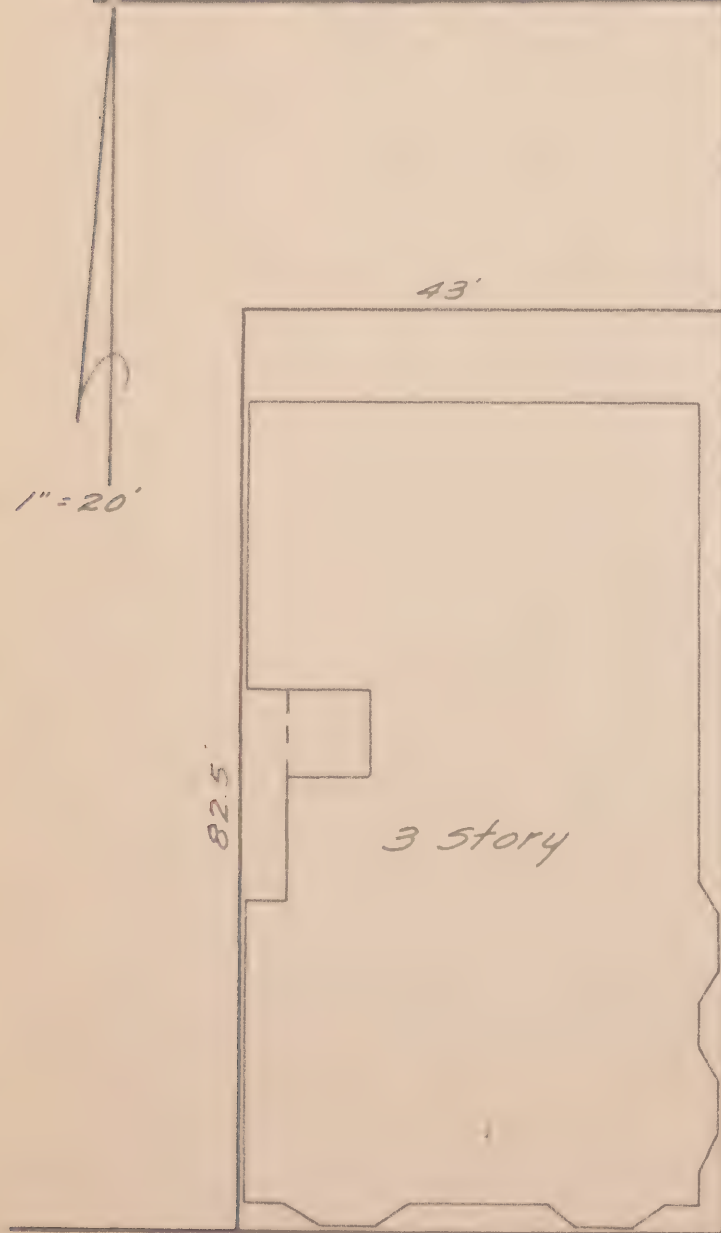
NON-RESIDENTIAL UNITS:  
 Bsmt. for storage.







Scale 1"=20'



BRODERICK STREET

TURK STREET

# 1900

# APPRAISAL

OWNER: White, Starlie & Stella Mae  
PROPERTY ADDRESS: 1900 Turk

PARCEL NO. 1130-8  
DATE ACQ: 6-21-63

OWNER'S ADDRESS: Same

IRS: \$69.30  
CONSID: \$160,000  
BEST USE: Same

ZONING: R-3 PRESENT USE: Apartments

ASSESSED VALUE: Land \$ 2,550  
Imps. 15,150  
\$ 17,700

TAXES: \$ 1,561.14

LAND: DIMENSION 43' x 82.5' = 3,548± s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,548 s.f. @ \$5.36±	\$ 19,000	
Improvements	9,440 s.f. @ \$8.50	\$80,240	
Bsmt.	3,072 s.f. @ \$3.00	9,216	89,456
		\$108,456	\$ 108,500

## MARKET DATA APPROACH:

Sales Most Comparable

1154-6A	\$145,000 - Larger lot & bldg. ( 18 apts.)	
1153-8	\$ 90,000 - Inside lot.	
1152-1	\$ 97,000 - Comparable	\$100,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
2-3rm. \$	100 (vac.)	\$ 100	\$ 200
1-3rm.	Owner	100	100
2-3rm.	100 ea.	100	200
1-3rm.	115	100	100
2-2rm.	85 ea.	90	180
2-2rm.	90 ea.	90	180
2-2rm.	87.50 ea.	90	180
			\$1,140

Garages are included in rent. See detail sheet \$106,300

LAND	\$ 19,000
IMPROVEMENTS	86,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 105,000





ADDRESS: 1900 Turk  
 TYPE: 12 Apartments

PARCEL NO.: 1130-8  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
6	1		1	1	1	3	18					
6	1			1	1	3	12		X			
								Est. Age				
								35±				
12	TOTALS						30					

EXTERIOR WALLS: Rustic FOUNDATION: Conc. POOF: T. & G.  
 Brick Veneer front & side

INTERIOR: Floors: Hwd. & Lino. Walls & Ceiling: Plaster Heat: Steam

NON-RESIDENTIAL UNITS: Full bsmt. for garages and boiler.  
 2 room apts. have large closets that could be used as small bedroom.  
 Owners claim they paid \$160,000 for property.  
 The deal involved a trade with another apartment bldg.

#### INCOME APPROACH:

Gross Income: \$1,140 x 12 mos. \$13,680  
 Vacancy 5% 684

#### Expenses:

Taxes	\$1,561	
Insurance	400	
Utilities	600	
Maintenance	600	
Management	<u>650</u>	\$ 3,811

Net Income: \$ 9,185  
 Income to Land 7% 1,330

Income to Imps.: \$ 7,855

Return on Investment 7%  
 Return of Investment 2%  
 9%

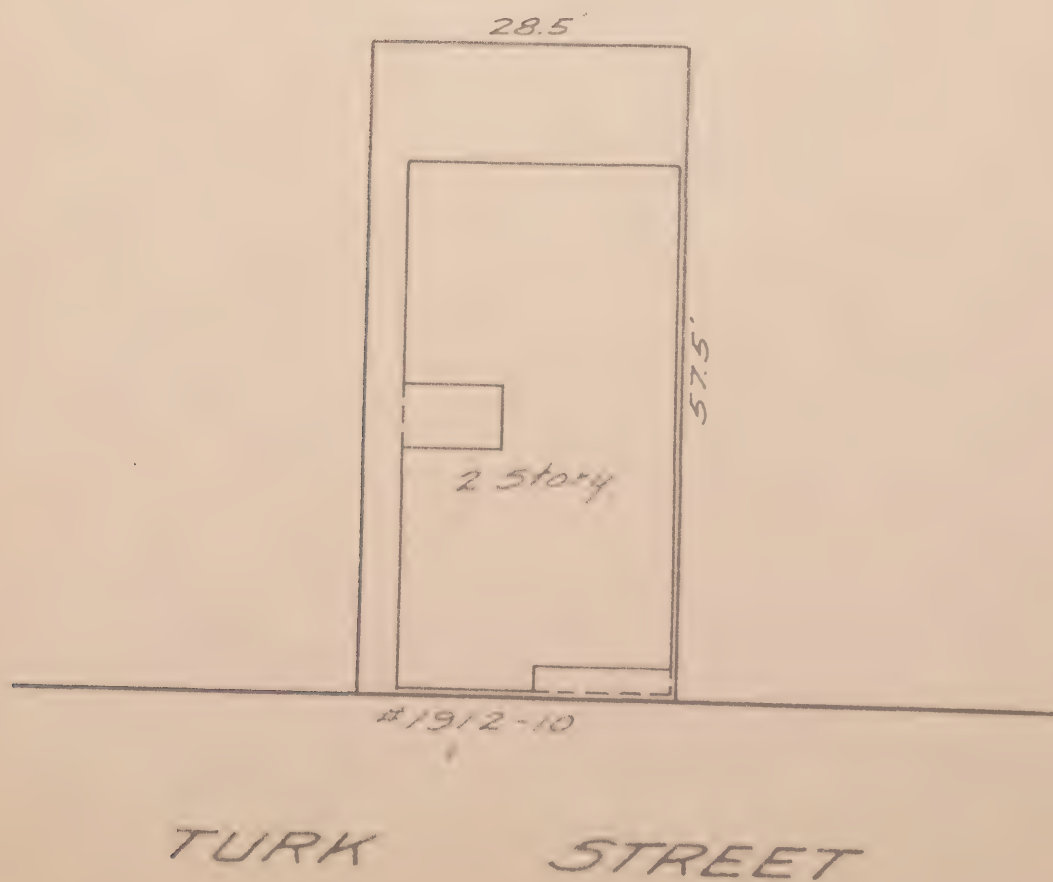
Imps.	\$7,855 ÷ 9%	\$87,278
Land:		<u>19,000</u>
		\$106,278







Scale 1"=20'



# APPRAISAL

OWNER: Brooks, William T. & Ella E.  
 PROPERTY ADDRESS: 1910-1912 Turk Street

PARCEL NO. 1130-9  
 DATE ACQ: 11-28-60

OWNER'S ADDRESS:

IRS: \$37.95  
 CONSID: \$34,500  
 BEST, USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,190  
 Imps. 6,150  
 \$ 7,340

TAXES: \$ 647.39

LAND: DIMENSION 28.5' x 57.5' = 1,639± s.f.

## SUMMATION APPROACH:

Rounded to

Land	1,639 s.f. @ \$5.19±		\$ 8,500	
Improvements	2,232 s.f. @ \$11.70	\$26,114		
Bsmt.	1,091 s.f. @ \$3.30	<u>3,600</u>		
		\$29,714		\$
Depreciation 5%		<u>1,486</u>	28,228	
			<u>\$36,728</u>	\$36,700

## MARKET DATA APPROACH:

### Sales Most Comparable

1152-29	\$32,000 - Larger lot, older bldg.	
1152-28	\$35,000 - Comparable lot, older bldg.	
1152-2	\$34,000 - Comparable lot, older bldg.	\$36,500

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-5rm.	\$ 125	\$ 150	\$
1-5rm.	Owner	<u>150</u>	
		\$300 x 120	\$36,000

LAND	\$ 8,500
IMPROVEMENTS	<u>28,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 36,500





ADDRESS: 1910-12 Turk  
TYPE: 2 Flats

PARCEL NO.: 1130-9  
BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.fl	1	1	2	1	1	3	5	X				Tile floors & wainscot in bath - Tile stall shower. 2 good fireplaces.
2nd.fl	1	1	2	1	1	3	5					
								Est.Age 14 yr.				
2	TOTALS						10					

EXTERIOR WALLS: Stuc. & Rustic FOUNDATION: Conc.

POOF: T. & G.

INTERIOR: Floors: Hwd, Conc. Walls & Ceiling: Plaster  
Cpt. & Asph. Tile

Heat: Central  
(2 units)

NON-RESIDENTIAL UNITS:

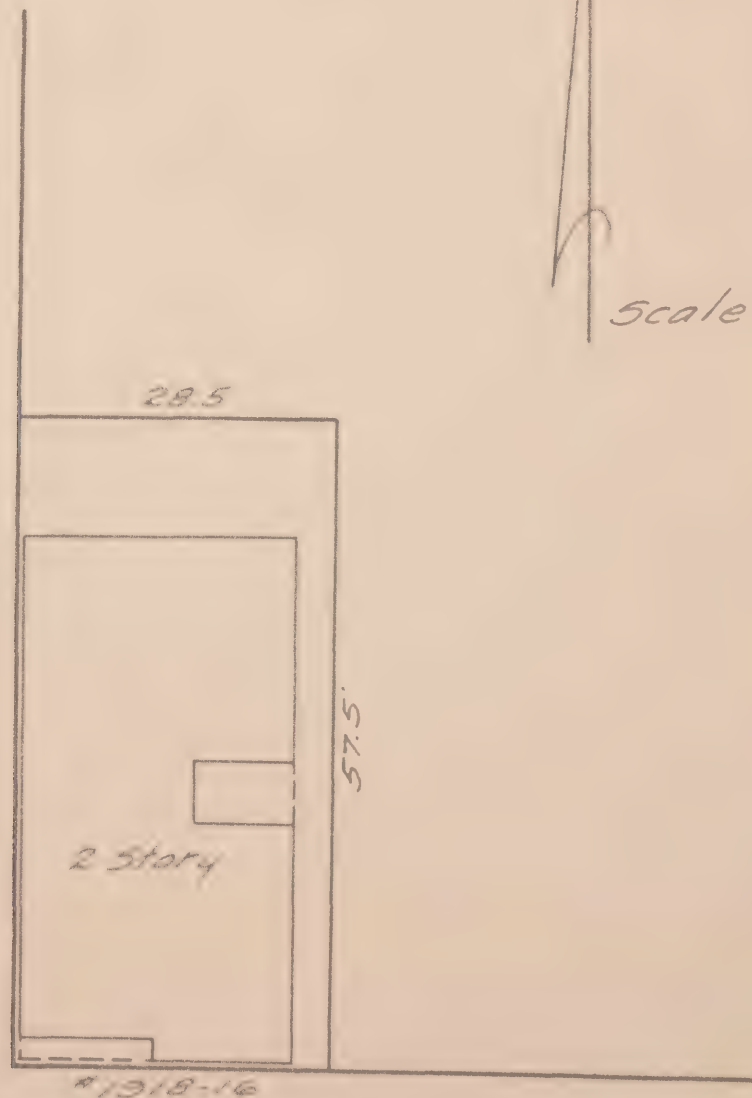
Full fsmt. for garage & storage.







ST. JOSEPH'S AVENUE



TURK STREET

# APPRAISAL

OWNER: Tsumori, Mitsuo & Elmi  
PROPERTY ADDRESS: 1916-18 Turk Street

PARCEL NO. 1130-9A  
DATE ACQ: 2-26-54

OWNER'S ADDRESS:

IRS: \$11.00  
CONSID: N.S.  
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,470  
Imps. 6,350  
\$ 7,820

TAXES: \$ 689.72

LAND: DIMENSION 28.5' x 57.5' = 1,639± s.f.

## SUMMATION APPROACH:

Rounded to

Land	1,639 s.f. @ \$5.49±	\$ 9,000	
Improvements	2,232 s.f. @ \$11.70	\$26,114	
Bsmt.	1,091 s.f. @ \$3.30	3,600	\$
		<u>\$29,714</u>	
Depreciation 5%		<u>1,486</u>	
		28,228	
		<u>\$37,228</u>	\$37.200

## MARKET DATA APPROACH:

### Sales Most Comparable

1152-29	\$32,000 - Larger lot, older bldg.	
1152-28	\$35,000 - Comparable lot, older bldg.	
1152-2	\$34,000 - Comparable lot, older bldg.	\$37,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1-5rm.	\$ Owner	\$ 150	\$
1-5rm.	Relative	150	
		<u>\$300</u> x 120	\$36,000

LAND	\$ 9,000
IMPROVEMENTS	<u>28,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 37,000





ADDRESS: 1916 - 18 Turk Street  
 TYPE: 2 Flats

PARCEL NO.: 1130-9A  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st.fl	1	1	2	1	1	4	5	X				Tile floors & wainscot in bath, tile stall shower. 2 good fireplaces
2nd.fl	1	1	2	1	1	4	5					
								Est.Age 14 yr.				
2	TOTALS						10					

EXTERIOR WALLS: Stuc. & Rus. FOUNDATION: Conc.

POOF: T. & G.

INTERIOR: Floors: Hwd., Conc. Walls & Ceiling: Plaster  
 Cpt. & Asph. Tile

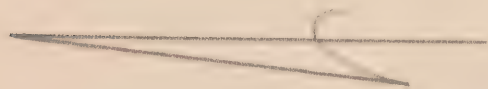
Heat: Central

NON-RESIDENTIAL UNITS:

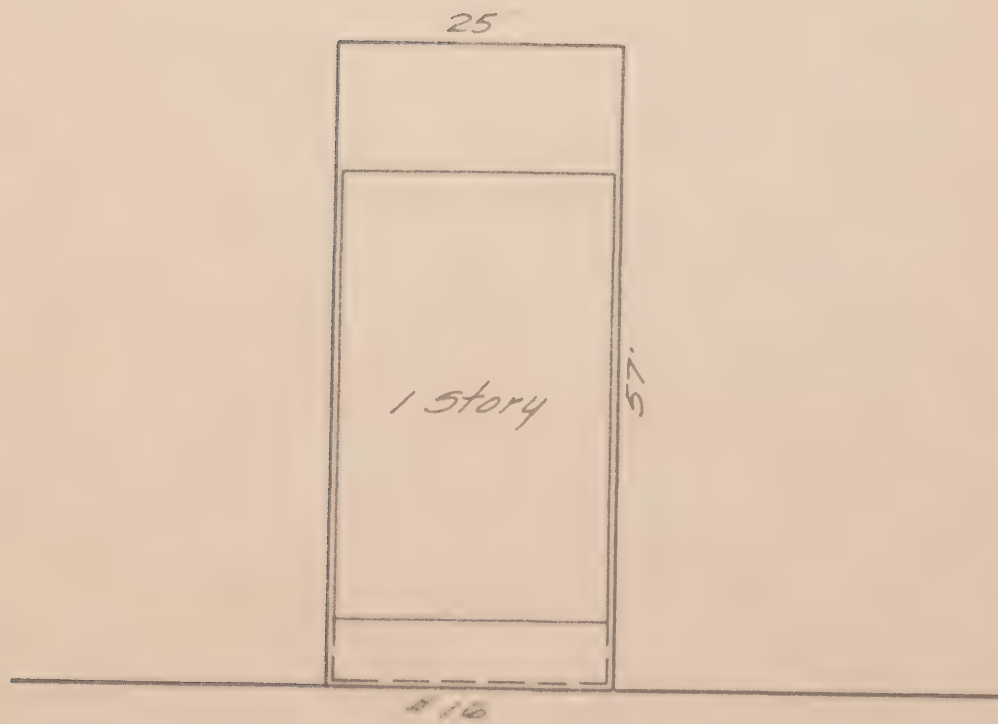
Full Bsmt. for garage & storage.







Scale 1" = 20'



ST. JOSEPH'S AVENUE

## APPRAISAL

OWNER: Barbagelata, Patricia  
PROPERTY ADDRESS: 16 St. Josephs Street

PARCEL NO. 1130-9B  
DATE ACQ: 2-21-63

OWNER'S ADDRESS:

IRS: None  
CONSID: Family Deal  
BEST USE: Apts.

ZONING: R-3      PRESENT USE: Res. (Piano Std.)

ASSESSED VALUE:	Land	\$	860
	Imps.		<u>2,300</u>
		\$	3,160

TAXES: \$ 278.71

LAND: DIMENSION 25' x 57' = 1,425 s.f.

### SUMMATION APPROACH:

Rounded to

Land	1,425 s. f. @ \$4.91+		\$ 7,000
Improvements	1,150 s. f. @ \$10.10	\$11,615	
Bsmt.	1,000 s. f. @ \$3.50	<u>3,500</u>	<u>15,115</u>
			\$22,115

\$ 22,100

### MARKET DATA APPROACH:

### Sales Most Comparable

1154-25    \$17,000 - Larger lot, older bldg.

1051-6A \$17,500 - Larger lot, older but larger bldg.

\$21,500

### INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
100	100	100	200
200	200	200	400
300	300	300	600
400	400	400	800
500	500	500	1,000
600	600	600	1,200
700	700	700	1,400
800	800	800	1,600
900	900	900	1,800
1,000	1,000	1,000	2,000

Not applicable

LAND	\$	7,000
IMPROVEMENTS		14,500

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 21,500





ADDRESS: 16 St. Josephs Street  
 TYPE: Single Family Res.

PARCEL NO.: 1130-9B  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix.		E	G	F	P	
1 Bsmt.	1		1	1	1	3	2 1	X				Living & Dining rooms combined and used as a piano studio.
								Est. Age				
								5+				
1	TOTALS						3					

EXTERIOR WALLS: Rustic FOUNDATION: Conc. POOF: T. & G.

INTERIOR: Floors: Asph. Tile Walls & Ceiling: Beam ceiling Heat: 3 wall  
 & Pine & Sheetrock walls heaters.

NON-RESIDENTIAL UNITS:

Bsmt. is used for storage, garage and  
 bedroom.

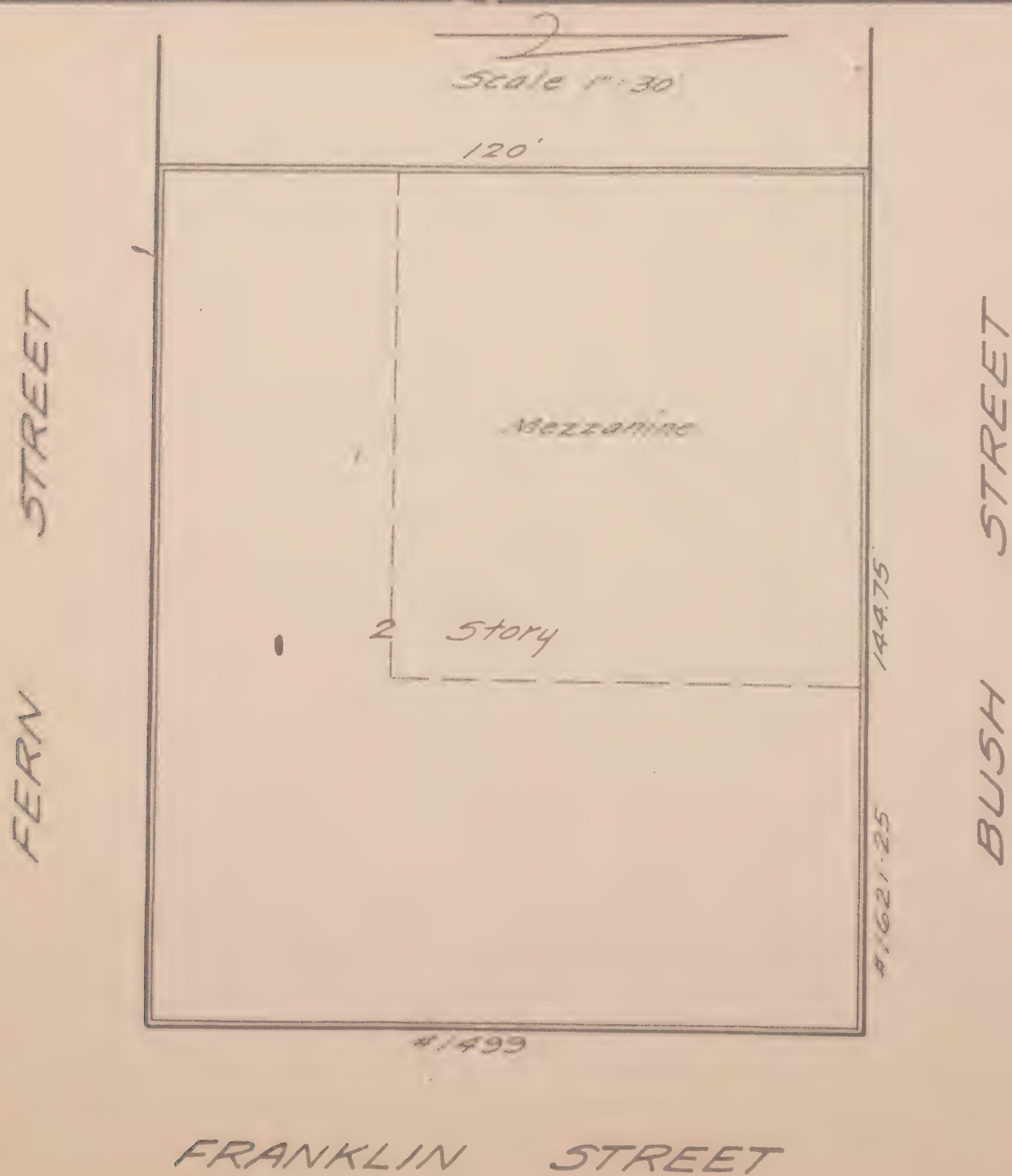












# APPRAISAL

OWNER: Mierbach, M.J, Trustee  
 PROPERTY ADDRESS: 1621-25 Bush St.  
 1499 Franklin Street  
 OWNER'S ADDRESS:

PARCEL NO. 672-1  
 DATE ACQ: Prior 1946

IRS: \$170.50  
 CONSID: N.S.

ZONING: CM PRESENT USE: Gars. & Offices BEST USE: Offices

ASSESSED VALUE: Land \$ 13,740  
 Imps. 58,000  
 \$ 71,740

TAXES: \$ 6,327.47

LAND: DIMENSION 120' x 144.75' = 17,370 s.f.

## SUMMATION APPROACH:

Rounded to

Land	17,370 s.f. @ \$6.91±	\$ 120,000	
Improvements	41,787 s.f. @ \$3.70	<u>154,612</u>	
		\$274,612	\$ 274,600

## MARKET DATA APPROACH:

### Sales Most Comparable

666-6A \$10,500 or \$10.01/s.f. overall.

666-26 & 27 \$55,000 or \$10.19/s.f. overall.  
 1 story bldg. with bsmt.

\$270,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Goodyear	\$ 1,706	\$ 1,700	\$
Transport			
Clearings.	1,000	<u>1,000</u>	
		\$2,700 x 100	\$270,000

LAND	\$ 120,000
IMPROVEMENTS	<u>150,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 270,000



ADDRESS: 1621-25 Bush & 1499 Franklin  
 TYPE: Garage & Offices

PARCEL NO.: 672-1  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
								X	X			
								Est. Age				
								30+				
TOTALS												

EXTERIOR WALLS: Poured Conc FOUNDATION: Conc.

POOF: T. & G.

INTERIOR: Floors: see below Walls & Ceiling:

Heat: suspend. (1)  
 Central (1/2 bldg.)

NON-RESIDENTIAL UNITS:

	<u>Floors</u>	<u>Walls</u>	<u>Ceilings</u>
<b>1st. Floor:</b>			
2 Offices	Asph. Tile	Plaster	Acous. Tile
Garage	Conc.	Unf.	Unf.
Spray Room	"	"	"
Buffing Room	"	"	"
2 baths - 6 fixtures			
<b>Mezz:</b>			
2 Offices	A. Tile & Pine	Pl. & Fiberbd.	Fiberbd. & Unf.
Storage	Pine & Lino.	Unf.	Unf.
1/2 bath - 2 fixtures			
<b>2nd. Floor:</b>			
Storage	Conc.	Plaster	Plaster
Office	"	"	"
2 baths - 4 fixtures			

Above area is leased to Goodyear Tire for \$1,706/mo. to 1964.  
 Part of the rent is increase of taxes.

2nd. Floor: Transport Clearings.

5 Offices	A. Tile & Cpt.	Plaster	Acous. Tile
Lunch room	A. Tile	"	Plaster
3 storage rms.	"	"	"
2 baths - 11 fixtures.			

Leased for \$1,000/mo. to 1964.

2,000 lb. - 2 stop freight elevator.









*FERN STREET*

117'

*Scale 1" = 30'*

*2 story*

120'

#1420

*SUTTER STREET*

# APPRAISAL

OWNER: Ferndale, Corporation  
PROPERTY ADDRESS: 1420 Sutter

PARCEL NO. 672-3 & 4  
DATE ACQ: (3) 10-31-49  
(4) 6-1-61  
IRS: (4) \$29.15  
CONSID: N.S.

OWNER'S ADDRESS:

ZONING: C-2 PRESENT USE: X-Ray Equip. & Offices  
BEST USE: Same

ASSESSED VALUE: Land \$ 13,240  
Imps. 23,050  
\$ 36,290

TAXES: \$ 3,200.78

LAND: DIMENSION 116' x 120' = 13,920 s.f.

## SUMMATION APPROACH:

Rounded to

Land	13,920 s.f. @ \$5.75+	\$ 80,000	
Improvements	12,000 s.f. @ \$14.80	\$177,600	
Paving	7,900 s.f. @ \$.30	2,370	
		<u>\$179,970</u>	\$ 251,000
Depreciation 5%		8,999	
		<u>170,971</u>	
		\$250,971	

## MARKET DATA APPROACH:

### Sales Most Comparable

733-2 \$204,750 - Larger lot but poorer bldg. & location.

707-4 \$125,000 - Smaller lot, poorer bldg. & location. \$250,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Extra Bldg	\$ 1,500 + taxes	\$ 1,767	\$
Park. lot	300 (ave.)	300	
		<u>\$2,067</u>	
		\$2,067 x 120 =	\$248,040
			\$248,00

LAND \$ 80,000  
IMPROVEMENTS 170,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 250,000













FILLMORE STREET

FILLMORE STREET

97'

Service Station

Canopy

100'

#2201

BUSH

STREET

# APPRAISAL

OWNER: Kurzman, Joshua & Bernice  
PROPERTY ADDRESS: 2201 Bush Street

PARCEL NO. 678-1  
DATE ACQ: 5-14-53

OWNER'S ADDRESS:

IRS: \$30.25  
CONSID: N.S.  
BEST USE: Same

ZONING: C-2 PRESENT USE: Service Station

ASSESSED VALUE: Land \$ 17,550  
Imps. -  
\$ 17,550

TAXES: \$ 1,547.91 (land)

LAND: DIMENSION 97' x 100' = 9,700 s.f.

## SUMMATION APPROACH:

Rounded to

Land	9,700 s.f. @ \$5.93±	\$ 57,500	
Improvements	see detail sheet	<u>42,251</u>	
		\$99,751	\$ 99,800

## MARKET DATA APPROACH:

Sales Most Comparable

771-1 \$4.95/s.f. (land only) Smaller lot, poorer location.

770-3 \$4.85/s.f. (land only) Smaller lot, poorer location \$57,500

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
Not obtainable		1,100 (including Imps.)	
		See detail sheet	\$105,700

LAND	\$ 57,500
IMPROVEMENTS	<u>42,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 100,000



ADDRESS: 2201 Bush Street  
 TYPE: Service Station

PARCEL NO.: 678-1  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
									X			
								Est. Age 6+				
TOTALS												

EXTERIOR WALLS: Metal & Conc. Block FOUNDATION: Conc. ROOF: Metal & T. & G.  
 INTERIOR: Floors: Asph. Tile Walls & Ceiling: Plaster & Heat: Portable  
 & Conc. Unf.  
 NON-RESIDENTIAL UNITS: Bldg. contains display room, office, one storage room and 2 baths with 5 fixtures.

Imps:

Service Station - 1,236 s.f. @ \$12.00	\$14,832
Canopy 618 s.f. @ \$ 4.30	2,657
9 computer pumps	6,525
3 Islands with canopies over & 6 air and water wells	2,350
3 - 5,000 gal. underground tanks.	3,150
6 - light standards, 2 neon signs & 2 billboard signs.	4,800
7,500 s.f. of paving	3,000
Electrical & plumbing	15,500

Total Cost:	\$52,814
Depreciation 20%	10,563
	<u>\$42,251</u>

Depreciation:

Economic	10%
Physical	10%
Functional	0%
<u>20%</u>	Total





PARCEL: 678-1

INCOME APPROACH

Gross Income:	\$1,100 x 12 mos.	\$13,200
	Vacancy 5%	<u>660</u>
		\$12,540

Expenses:

Taxes	\$2,500	
Insurance	300	
Maintenance	200	
Management	<u>600</u>	<u>3,600</u>
		\$ 8,940

Present Worth: 8% - 20 Years = 9.818

\$8,940 x 9.818 = \$87,773

Present Worth: 6% - 20 years = 0.312

\$57,500 x 0.312 17,940  
\$105,713

Say: \$105,700









93'

Service Station  
1 Story

Blwy encroaches 6'

82.5'

#1800

POST STREET

WEBSTER STREET

Scale 1"=20'

# APPRAISAL

OWNER: Herlihy, Sadie Murphy  
 PROPERTY ADDRESS: 1800 Post Street

PARCEL NO. 684-8  
 DATE ACQ: 10-26-42

OWNER'S ADDRESS:

IRS: None  
 CONSID: Decree

ZONING: C-2 PRESENT USE: Service Station BEST USE: Stores & Apts.

ASSESSED VALUE: Land \$ 7,880  
 Imps. -  
 \$ 7,880

TAXES: \$ 695.02 (land)

LAND: DIMENSION 82.5' x 93' = 7,673 s.f.

## SUMMATION APPROACH:

Rounded to

Land	7,673 s.f. @ \$5.54+	\$ 42,500	
Improvements	See attached sheet	<u>13,500</u>	
		\$56,000	\$ 56,000

## MARKET DATA APPROACH:

Sales Most Comparable

771-1 \$4.95/s.f. (land sale) Smaller lot.

770-3 \$4.85/s.f. (land sale) Comparable \$55,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
Not obtainable		370	

Based upon gallonage fair rent does not indicate value. See detail sheet.

LAND	\$ 42,500
IMPROVEMENTS	<u>12,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 55,000



ADDRESS: 1800 Post Street  
 TYPE: Service Station

PARCEL NO.: 684-8  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
									X	X		
								Est. Age 7				
TOTALS												

EXTERIOR WALLS: Metal FOUNDATION: Conc. POOF: Metal  
 INTERIOR: Floors: Conc. Walls & Ceiling: Metal Heat: Portable

NON-RESIDENTIAL UNITS: Service Station  
 Bldg. contains grease room, office, parts room,  
 and 2 baths - 5 fixtures

Imps:

Service Station: 1,456 s.f. @ \$12.00	\$17,472
2-Hoists & Compressor	2,280
6 - pumps @ \$725 ea.	4,350
3 - Canopies & conc. islands	595
8 - Air & Water wells @ \$190 ea.	1,520
3 - Light Standards & Signs	950
2 - 2,000 gal. underground tanks	1,170
1 - 2,685 gal. underground tank	700
1 - 200 gal. underground tank	100
6,000 s.f. of asphalt & conc. paving @ \$.30/s.f.	1,800
Underground plumbing & electrical	<u>13,500</u>

Cost New: \$44,437

Less Depreciation 70% 31,106

Present Value: \$13,331

Depreciation:

Economic	40%
Physical	20
Functional	10
	<u>70%</u>

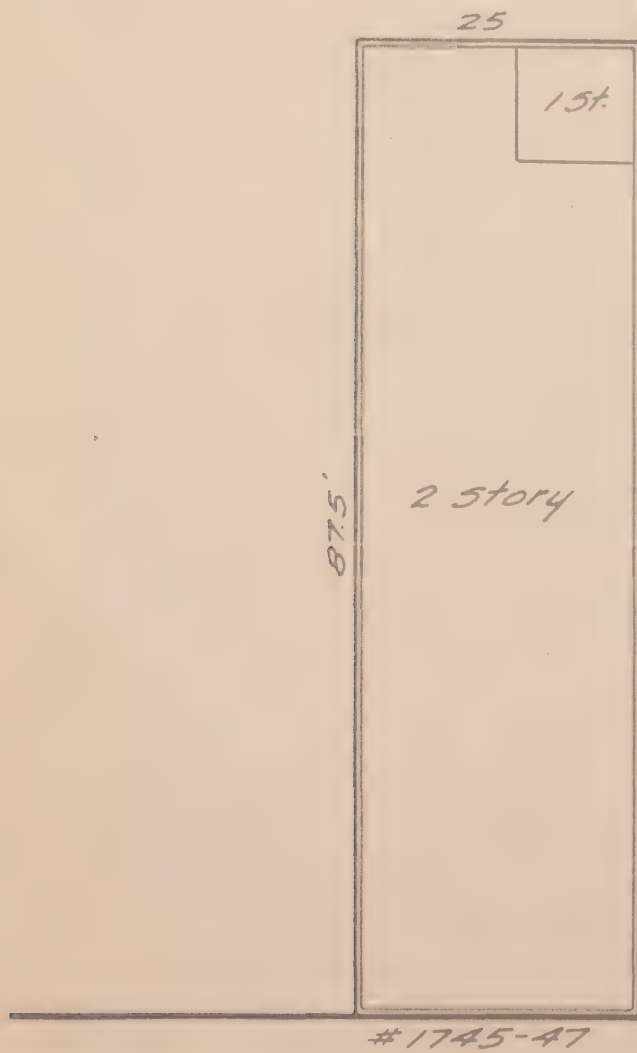








Scale 1" = 20'



SUTTER STREET

BUCHANAN STREET

# APPRAISAL

OWNER: Okamura, Owai, et al  
 PROPERTY ADDRESS: 1745-47 Buchanan

PARCEL NO. 685-1  
 DATE ACQ: 12-12-57

OWNER'S ADDRESS: Same

IRS: None  
 CONSID: N.S.  
 BEST USE: Same

ZONING: C-2 PRESENT USE: Res. & Candy Store

ASSESSED VALUE: Land \$ 2,020  
 Imps. 11,650  
 \$ 13,670

TAXES: \$ 1,205.69

LAND: DIMENSION 25' x 87.5' = 2,188 s.f.

## SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$6.17+	\$ 13,500	
Improvements	4,266 s.f. @ \$12.50	\$53,325	
	Depreciation 3%	<u>1,600</u>	
		<u>51,725</u>	\$
		\$65,225	65,200

## MARKET DATA APPROACH:

Sales Most Comparable

No comparable sales.

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
Owner occupied - Not applicable			

LAND	\$ 13,500
IMPROVEMENTS	<u>51,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 65,000



ADDRESS: 1745-47 Buchanan  
 TYPE: Residence & Candy kStore

PARCEL NO.: 685-1  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
2nd.fl	1	1	3	1	1	2	6		X			
								Est.Age				
								4				
1	TOTALS						6					

EXTERIOR WALLS: Conc.Block FOUNDATION: Conc. ROOF: T.& G.

INTERIOR: Floors: Lino., Conc.Walls & Ceiling: Unf.& Plast.Heat: Central on  
 Asph.Tile & Hwd. 2nd.fl.& cafe.

NON-RESIDENTIAL UNITS:

1st. floor contains candy store, packaging room, 2 storage  
 rooms, preparation room, garage & 2 fixture bath.









2  
Scale 1" = 20'



# APPRAISAL

OWNER: Wells Fargo Bank  
 PROPERTY ADDRESS: 1719 O'Farrell St.  
 1453-99 Filmore

PARCEL NO. 726-1  
 DATE ACQ: 1936

OWNER'S ADDRESS:

IRS:  
 CONSID: H.S.  
 BEST USE: Same

ZONING: C-2 PRESENT USE: Bank & Stores

ASSESSED VALUE: Land \$ 16,725  
 Imps. 21,000  
\$ 37,725

TAXES: \$ 3,327.35

LAND: DIMENSION 62.5' x 87.5' = 5,469± s.f.

## SUMMATION APPROACH:

Rounded to

Land 5,469 s.f. @ \$6.03  
 Improvements 8,019 s.f. @ \$5.00

\$ 33,000  
40,095  
 \$73,095

\$ 73,100

## MARKET DATA APPROACH:

### Sales Most Comparable

773-19 \$79,000 - Smaller lot, larger bldg. area

756-11 \$80,000 - Smaller lot, larger bldg. area. \$70,000

## INCOME APPROACH:

Units Actual Rent  
 Used store \$ 75  
 Bank Owner  
 (2) shops 125  
 Store (vac.) -

Fair Rent  
 \$ 75  
 450  
 125  
 150  
\$800 x 90

Total Monthly

\$72,000

Fixtures - \$22,500

LAND

IMPROVEMENTS

\$ 33,000  
39,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 72,000



ADDRESS:  
TYPE:

1719 O'Farrell & 1453-99 Filmore  
Bank & Stores

PAPDCL NO.: 726-1  
BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
									X			
								Est. Age 30+				
TOTALS												

EXTERIOR WALLS: Stucco FOUNDATION: Conc. POOF: T. & G.

INTERIOR: Floors: See below Walls & Ceiling: Heat: Steam

NON-RESIDENTIAL UNITS: Floors Walls Ceilings

1499 Filmore - Bank

1st. floor:

Banking Area

Office

Storage

$\frac{1}{2}$  bath - 2 fixtures.

Cpt. & Marble

Lino.

" "

Plaster

"

"

Acous. Tile

Plaster

"

Bank Mezz.

Storage

Dining Room

Lounge

$\frac{1}{2}$  bath - 2 fixtures

10' x 10' Vault

18' x 36' Vault

3' x 7' Vault door - 18" thick with time lock.

3' x 3' Vault door - without time lock

3' x 7' Vault door - without time lock

75 lineal feet of marble counter. Bsmt. area is for boiler room and vault.

1453 Filmore - Vacant store - 1 rm. with  $\frac{1}{2}$  bath - 2 fixtures.

1457 Filmore - Barber & Beauty shop - 2 rms. 2- $\frac{1}{2}$  baths. 4 fixtures.

1719 O'Farrell - Used Clothing store - 1 rm.  $\frac{1}{2}$  bath - 2 fixtures.









2  
Scale 1" = 20'

EDDY STREET

3 story

#904-16

50'

Boiler Room

77.5'

#909

FRANKLIN STREET

# APPRAISAL

OWNER: McCarthy, Birdie  
 PROPERTY ADDRESS: 904-916 Eddy &  
 909 Franklin  
 OWNER'S ADDRESS:

PARCEL NO. 737-2A  
 DATE ACQ: 1948

ZONING: R-4      PRESENT USE: Stores & Apts.      IRS:       
 CONSID: N.S.  
 BEST USE: Same

ASSESSED VALUE: Land \$ 5,440  
 Imps. 11,250  
 \$ 16,690

TAXES: \$ 1,472.06

LAND: DIMENSION 50' x 77.5' = 3,875 s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,875 s.f. @ \$10.32		\$ 40,000	
Improvements	10,068 s.f. @ \$7.50	\$75,510		
Boiler rm.	105 s.f. @ \$2.00	<u>210</u>	<u>75,720</u>	
			\$115,720	\$ 115,700

## MARKET DATA APPROACH:

### Sales Most Comparable

743-10A \$146,000 - Comparable location, larger lot  
 & bldg. (21 apts. & 2 stores)

719-12A \$90,000 - Smaller lot & bldg. (12 apts.) \$115,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly	
Store	\$ 225	\$ 225	\$ 225	
Laundry	65	65	65	
10-2rm.	75 ea.	70	700	
1-3rm.	90	85	85	
1-3rm.	Manager	85	<u>85</u>	
			\$1,160	\$113,800

See detail sheet.

LAND	\$ 40,000
IMPROVEMENTS	<u>75,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 115,000



ADDRESS: 904-16 Eddy & 909 Franklin  
 TYPE: Stores & Apts.

PARCEL NO.: 737-2A  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
2nd.fl	1		1	1	1	3	3					
5	1			1	1	3	10			X		
3rd.fl	1		1	1	1	3	3	Est. Age				
5	1			1	1	3	10	60+				
12	TOTALS						26					

EXTERIOR WALLS: Rustic      FOUNDATION: Conc.      ROOF: Comp. & T. & G.  
 INTERIOR: Floors: Conc., Hwd. Walls & Ceiling: Plaster & Pine      Heat: Steam  
 NON-RESIDENTIAL UNITS: 912 Eddy - Laundry contains 1 rm.,  $\frac{1}{2}$  bath with 2 fix. 2nd. & 3rd. flrs. are apts.  
 904-916 Eddy - Grocery Store contains 1 rm., 2 storage rms.  $\frac{1}{2}$  bath. Mezz.- 1rm. for storage. 916 Eddy formerly a store now used for storage.

#### INCOME APPROACH

Gross Income      \$1,160 x 12 mos.      \$13,920  
                                  Vacancy 5%      696  
                                  \$13,224

#### Expenses:

Taxes	\$1,472	
Insurance	450	
Utilities	600	
Maintenance	600	
Management	660	
		<u>3,782</u>

Net Income:      \$ 9,442  
 Income to Land 7%      2,800  
 Income to Imps.      \$ 6,642

Return on Investment      7%  
 Return of Investment      2%  
                                  9%

Imps.      \$6,642 ÷ 9%      \$73,800  
 Land:      40,000  
                                  \$113,800





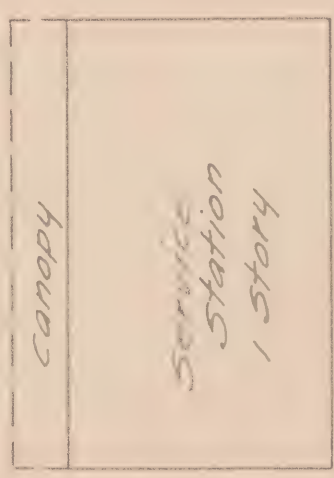


TURK STREET

743-3



80'



109.75'

#701

VAN NESS AVENUE

2  
Scale 1"=20'

# APPRAISAL

OWNER: The Calif. Province of the Society of Jesus PARCEL NO. 743-3 & 4  
 PROPERTY ADDRESS: 701 Van Ness DATE ACQ: 9-22-58

OWNER'S ADDRESS:

IRS: None

CONSID: N.S.

ZONING: CM

PRESENT USE: Service Station BEST USE: Stores & Office

ASSESSED VALUE: Land \$ 19,590  
 Imps. 10,600  
 \$ 30,190

TAXES: \$ 2,662.76

LAND: DIMENSION 80' x 109.75' = 8,780  
 27.5' x 120' = 3,300  
 12,080 s.f.

SUMMATION APPROACH:

Rounded to

Land	12,080 s.f. @ \$13.41± Ave.	\$ 162,000	
Improvements	see detail sheet	18,026	
		\$180,026	\$ 180,000

MARKET DATA APPROACH:

Sales Most Comparable

None: This report includes Parcel 743-4 which was previously appraised and supercedes the same.

INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
\$		\$	\$

Not applicable: The service station income does not support the property value.

LAND	\$ 162,000
IMPROVEMENTS	18,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 180,000



ADDRESS: 701 Van Ness  
 TYPE: Service Station

PARCEL NO.: 743-3  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
									X			
								Est. Age				
								4				
	TOTALS											

EXTERIOR WALLS: Metal      FOUNDATION: Conc.      ROOF: Metal  
 INTERIOR: Floors: Conc.      Walls & Ceiling: Metal      Heat: Suspended

NON-RESIDENTIAL UNITS: Bldg. contains office, grease room, and  
 2 baths with 4 fixtures.

Imps:

Service Station - 960 s.f. @ \$13.00	\$12,480
Canopy 240 s.f. @ \$ 4.00	960
2 - Islands with canopies over and 5 air & water wells -	1,740
2 - Light standards with 1 revolving sign.	2,600
4 - computer pumps, 2 hoists and 1 compressor	5,100
1 - 7,500 gal., 1-5,500 gal. and 1-400 gal. underground storage tanks.	2,730
7,700 s.f. of paving.	2,310
Plumbing, electrical, engineering & overhead.	15,000
	<u>\$42,920</u>

Depreciation:

Physical 3%  
 Functional 20  
 Economic 35

58% x \$42,920

24,894

Present Value: \$18,026









2  
Scale 1"=30'

TURK STREET

800

Service Station

1 Story

5171

80

FRANKLIN STREET

# APPRAISAL

OWNER:	The Pacific Realty Co.	PARCEL NO.	744-18
PROPERTY ADDRESS:	800 Turk (at Franklin)	DATE ACQ:	3-26-56
OWNER'S ADDRESS:		IRS:	None
		CONSID:	N.S.
ZONING:	R-4	PRESENT USE:	Service Station
		BEST USE:	Same

ASSESSED VALUE:	Land	\$ 13,040	
	Imps.	-	
		<u>\$ 13,040</u>	
			TAXES: \$ 1,150.13

LAND: DIMENSION 80' x 137.5' = 11,000 s.f.

SUMMATION APPROACH:			Rounded to
Land	11,000 s.f. @ \$9.09	\$ 100,000	
Improvements	See detail sheet	<u>46,459</u>	
		\$146,459	\$ 146,500

## MARKET DATA APPROACH:

Sales Most Comparable

737-3 \$8.00/s.f. - Smaller inside vacant lot.

714-6,8,9,  
9A,10 \$8.26/s.f. - Consolidation in better location.

Land sales only	\$110,000
-----------------	-----------

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
		See detail sheet	\$153,800

LAND	\$ 100,000
IMPROVEMENTS	<u>50,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$	150,000
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ADDRESS: 800 Turk  
TYPE: Service Station

PARCEL NO.: 744-18  
BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
									X			
								Est. Age				
								5+				
	TOTALS											

EXTERIOR WALLS: Metal

FOUNDATION: Conc.

POOF: Metal

INTERIOR: Floors: Conc.

Walls & Ceiling: Metal

Heat: Portable

NON-RESIDENTIAL UNITS: Service Station

Bldg. contains grease room, office, parts room.

Service Station: 1,548 s.f. @ \$12.00	\$18,576
6 - Computer pumps and 3 concrete islands with metal canopy over.	4,900
2 - single light standards and 1-double light standard with revolving shell sign	1,885
2 - single post hoists	1,700
7 air and water wells	1,260
3 - 5,000 gal. underground gas tank and 1-500 gal. oil waster tank.	3,300
9,000 s.f. of paving	2,700
Plumbing	6,000
Electrical	7,000
Engineering & overhead	4,300
	<u>\$51,621</u>
Depreciation 10%	<u>5,162</u>
	<u>\$46,459</u>





INCOME APPROACH

Estimated Fair Rental: 2¢/gal. - 70,000 gal. = \$1,400

Gross annual rent:	\$1,400 × 12 =	\$16,800
Vacancy and rent loss 5%		<u>840</u>

Effective Gross: \$15,960

Expenses:

Taxes	\$1,725
Insurance	300
Maintenance	650
Management	<u>800</u>
	\$3,475

\$ 3,475

Net Income: \$12,485

Present Worth: 8% - 20 years = 9.818

\$12,485 × 9.818 =	\$122,578
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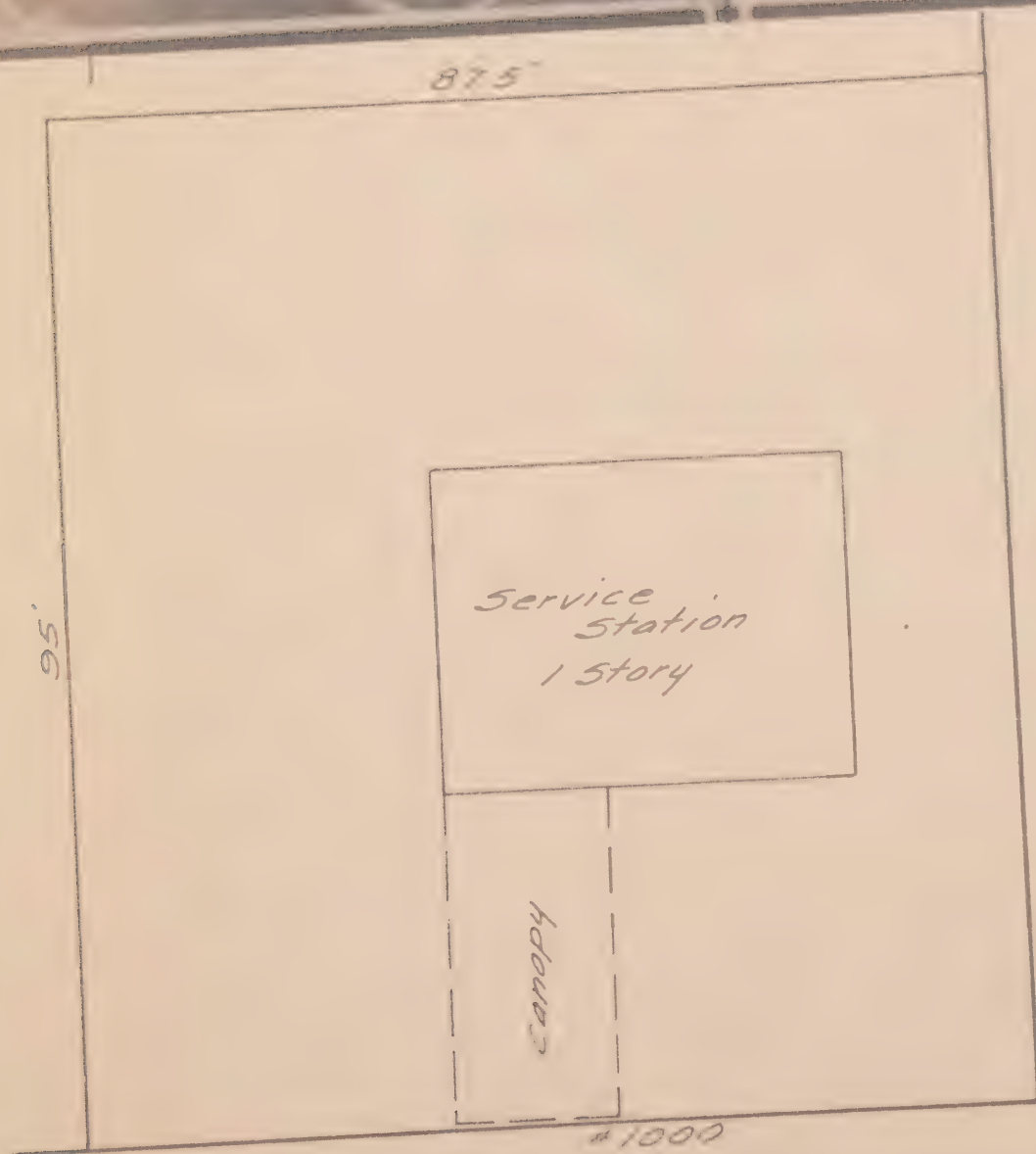
Reversion - 6% - 20 years = 0.3118

\$100,000 × 0.3118	<u>31,180</u>
	\$153,758

Indicated Value: \$153,800



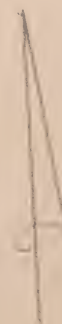




STREET

LAGUNA

GOLDEN GATE AVENUE



1-20

# APPRAISAL

OWNER: Richfield Oil Corp.  
PROPERTY ADDRESS: 1000 Golden Gate

PARCEL NO. 758-5  
DATE ACQ: 7-30-48

OWNER'S ADDRESS:

IRS: None  
CONSID: N. S.

ZONING: R-4

PRESENT USE: Service Station  
BEST USE: Apts.

ASSESSED VALUE: Land \$ 6,350  
Imps. 4,400  
\$ 10,750

TAXES: \$ 948.15

LAND: DIMENSION 87.5' x 95' = 8,313± s.f.

## SUMMATION APPROACH:

Rounded to

Land 8,313 s.f. @ \$4.99±  
Improvements See attached sheet

\$ 41,500  
15,179  
\$56,679

\$ 56,700

## MARKET DATA APPROACH:

Sales Most Comparable

771-1 \$4.95/s.f. (land sale) Smaller lot.

770-3 \$4.85/s.f. (land sale) Comparable

\$41,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
Owner occupied.			

Fair rent based upon gallonage does not indicate value.

LAND \$ 41,500  
IMPROVEMENTS 13,500

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 55,000





PARCEL NO.; 758-5  
BLDG.:

EXTERIOR WALLS: Metal	FOUNDATION: Conc.	POOF: Metal & Corrug. Iron
INTERIOR: Floors: Conc.	Walls & Ceiling: Metal	Heat: Portable

Imps:

Cost New:	\$37,948
Depreciation 60%	<u>22,769</u>
Present Value:	\$15,179

Economic	30%
Physical	20%
Functional	<u>10%</u>
	60%



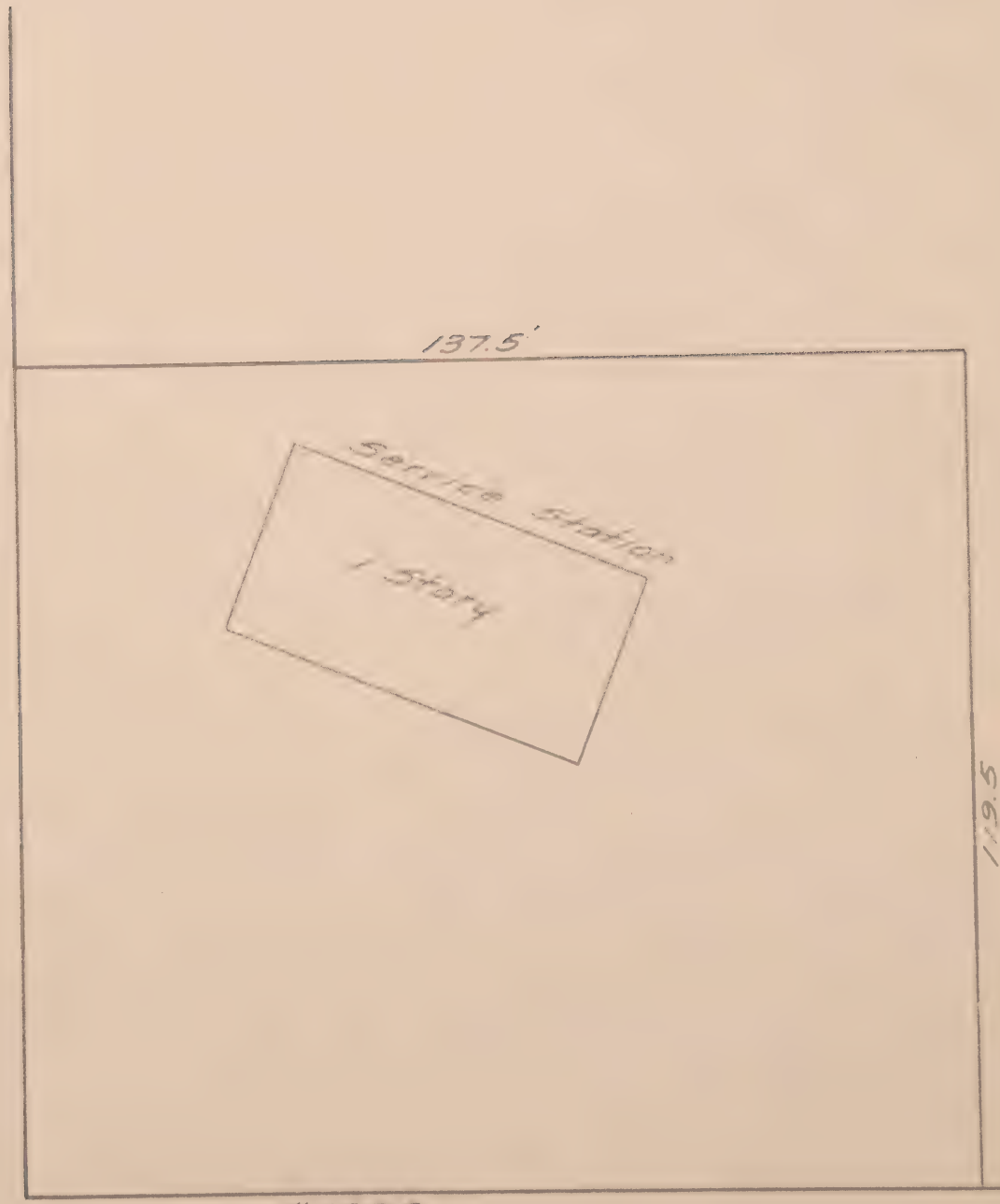




75842



BUCHANAN STREET



GOLDEN GATE AVENUE

# APPRAISAL

OWNER: Levy, Helen S., et al  
 PROPERTY ADDRESS: 1098 Golden Gate  
 at Buchannan

PARCEL NO. 758-12  
 DATE ACQ: Prior 1958

OWNER'S ADDRESS:

IRS: None  
 CONSID: Decreases  
 BEST USE: Same

ZONING: R-4 PRESENT USE: Service St.

ASSESSED VALUE: Land \$ 10,055  
 Imps. -  
 \$ 10,055

TAXES: \$ 886.85

LAND: DIMENSION 119.5' x 137.5' = 16,431± s.f.

## SUMMATION APPROACH:

Rounded to

Land 16,431 s.f. @ \$6.69±  
 Improvements See detail sheet

\$ 110,000  
 50,887  
 \$160,887

\$ 160,900

## MARKET DATA APPROACH:

Sales Most Comparable

737-3 \$8.00/s.f. - Smaller inside vacant lot.

714-6,8,9,  
 9A,10 \$8.26/s.f. - Consolidation in better  
 location.

Land sales only \$110,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
	See detail sheet		

\$168,300

LAND \$ 110,000  
 IMPROVEMENTS 50,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 160,000





PARCEL NO.: 758-12  
BLDG.:

EXTERIOR WALLS: Metal FOUNDATION: Conc. POOF: Metal  
INTERIOR: Floors: Conc. Walls & Ceiling: Metal Heat: Portable  
NON-RESIDENTIAL UNITS: Service Station.  
Bldg. contains grease rm., office, parts room.

Station -	1,568 @ \$12.00	\$18,816
4 light standards and 1 sign -		1,420
6 Computer pumps		4,350
3 Islands with canopies over & 8 air & water wells.		2,230
3 Hoists and compressor		3,225
2 Signs		1,500
3-5,000 gal. & 1-500 gal. underground tanks -		3,300
14,000 s.f. of paving -		4,200
Electrical, plumbing, engineering and overhead -		17,500
	Cost New:	\$56,541
	Depreciation 10%	5,654
		\$50,887



PARCEL: 758-12

INCOME APPROACH

Estimated Fair Rental: 2¢/Gal. - 75,000 Gals. = \$1,500

Gross Annual Rent: \$1,500 x 12 = \$18,000

Vacancy and Rent Loss: 900

Effective Gross: \$17,100

Expenses:

Taxes \$1,500

Insurance 300

Maintenance 855

Management 800

\$3,455

\$ 3,455

Net Income: \$13,645

Present Worth - 8% - 20 years = 9.818

\$13,645 x 9.818 = \$133,967

Reversion - 6% - 20 years = 0.3118

\$110,000 x 0.3118 = \$ 34,298

\$168,265

Indicated Value: \$168,300









GOLDEN GATE AVENUE

85'

109.75'

1 story

Canopy  
#601

2  
Scale 1"=20'

VAN NESS AVENUE

# APPRAISAL

OWNER: Del-Gay Investors, Inc.  
PROPERTY ADDRESS: 601 Van Ness

PARCEL NO. 762-5  
DATE ACQ: 1-9-62

OWNER'S ADDRESS:

IRS: \$44.00  
CONSID: Not a market  
BEST USE: Same sale

ZONING: CM PRESENT USE: Cafe

ASSESSED VALUE: Land \$ 29,780  
Imps. 9,900  
\$ 39,680

TAXES: \$ 3,499.78

LAND: DIMENSION 85' x 109.75' = 9,329± s.f.

## SUMMATION APPROACH:

Rounded to

Land	9,329 s.f. @ \$13.40	\$ 125,000
Improvements	1,664)	
Canopy	366)2,030 @ \$30.00	\$60,900
Paving & light standards		2,475
		<u>\$63,375</u>
Depreciation 5%		3,169
		<u>60,206</u>
		\$185,206

\$ 185,200

## MARKET DATA APPROACH:

### Sales Most Comparable

738-3 \$17.08/s.f. - better location.

762-9 \$8.89/s.f. - smaller, inside lot.

Comparables are land sales.

\$125,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Land	\$ 1,058	\$	\$

\$1,058 x 120 = \$126,960

\$127,000

Rent is based on \$750/mo. & all of the taxes.

LAND	\$ 125,000
IMPROVEMENTS	<u>60,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 185,000



PARCEL NO.; 762-5  
BLDG.:

EXTERIOR WALLS: Conc. Block FOUNDATION: Conc. POOF: T. & G.

INTERIOR: Floors: **Terazzo & Conc.** Walls & Ceiling: **Metal, Unf. & Sheetrock** Heat: **11 zone heaters.**

NON-RESIDENTIAL UNITS:

Cafe contains dining area, kitchen & ½ bath. with 2 fixtures.

2 single light standards

7,500 s.f. of asphalt paving.

1- revolving sign (3' x 8')

11' of formica counter in kitchen

42' of formica counter in dining area.

18 tables

41' stainless steel sinks, stove, steam table & cooling area.

The s.f. cost of the bldg. includes the above items.



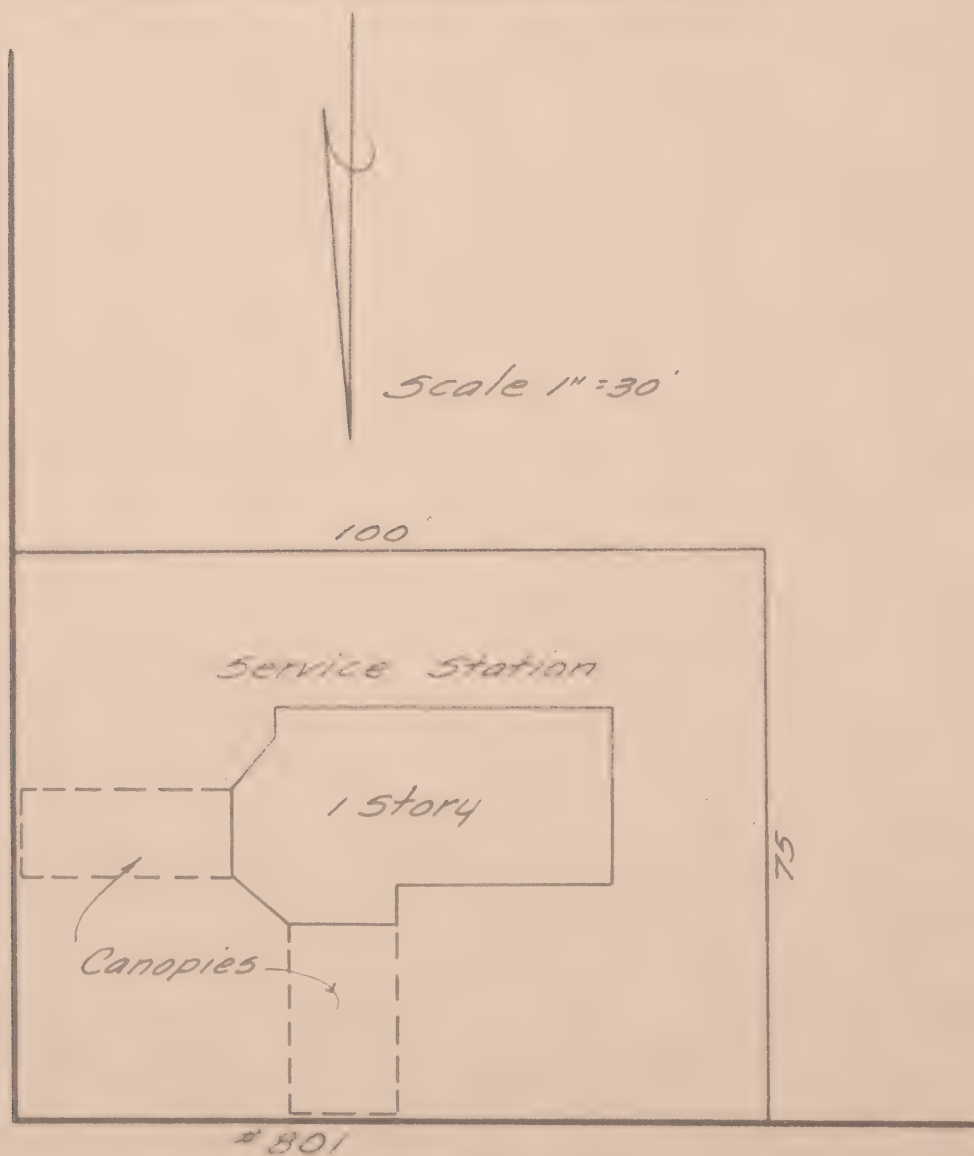






GOUGH STREET

75



GOLDEN GATE AVENUE

# APPRAISAL

OWNER: Richfield Oil Co.  
PROPERTY ADDRESS: 801 Golden Gate

PARCEL NO. 769-1  
DATE ACQ: 1-24-47

OWNER'S ADDRESS:

IRS: None  
CONSID: N. S.  
BEST USE: Stores & Apts.

ZONING: CM

PRESENT USE: Service Station

ASSESSED VALUE: Land \$ 7,560  
Imps. 7,500  
\$ 15,060

TAXES: \$ 1,328.29

LAND: DIMENSION 75' x 100' = 7,500 s.f.

## SUMMATION APPROACH:

Rounded to

Land 7,500 s.f. @ \$5.00  
Improvements See attached sheet

\$ 37,500  
16,926  
\$54,426

\$ 54,400

## MARKET DATA APPROACH:

Sales Most Comparable

771-1 \$4.95/s.f. (land sale) smaller lot.

770-3 \$4.85/s.f. (land sale) Comparable

\$37,500

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$

Fair rent based upon gallonage does not indicate value.

LAND \$ 37,500  
IMPROVEMENTS 16,500

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 54,000



ADDRESS: 801 Golden Gate  
TYPE: Service Station

PARCEL NO.: 769-1  
BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
								X				
								Est. Age 10+				
TOTALS												

EXTERIOR WALLS: Metal FOUNDATION: Conc. CORRUG. IRON ROOF: & Metal  
INTERIOR: Floors: Conc. Walls & Ceiling: Metal Heat: Portable

NON-RESIDENTIAL UNITS: Service Station.  
Bldg. contains grease room, Office, 2 baths with 5 fixtures - bath has tile flrs. & 5' tile wainscoting.

Imps:

Service Station Bldg.	1,228 s.f. @ \$12.00 =	\$14,736
Canopies	712 s.f. @ \$4.00	2,848
3 - Light standards		750
1 - Sign standard		280
2 - Richfield signs		600
1 - neon eagle sign		2,000
4 - Computer pumps		2,900
5 - air & water wells @ \$190 ea.		950
Hoist & compressor		1,400
3 - 2,500 gal. underground tanks @ \$650 ea.		1,950
1 - 100 ga. underground tank		100
6,000 s.f. of asphalt & conc. paving @ \$.30		1,800
Underground electrical & plumbing		12,000

Cost New:	\$42,314
Less Depreciation 60%	25,388

Present Value: \$16,926

Depreciation:

Economic	30%
Physical	20%
Functional	10%
	<u>60%</u>









1975

STREET

WEBSTER

1 story

canopy

#1195

GOLDEN GATE AVENUE

Scale 1"=30'

# APPRAISAL

OWNER: Walter, Charles Marshall & Gayle PARCEL NO. 772-11  
 PROPERTY ADDRESS: 1195 Golden Gate DATE ACQ: Prior 1959

OWNER'S ADDRESS: IRS:  
 ZONING: R-4 PRESENT USE: Drive-in Cafe BEST USE: N.S. Service Station

ASSESSED VALUE: Land \$ 11,355  
 Imps. 12,600  
 \$ 23,955 TAXES: \$ 2,112.83

LAND: DIMENSION 137.5' x 137.5' = 18,906± s.f.

## SUMMATION APPROACH: Rounded to

Land	18,906 s.f. @ \$4.50	\$ 85,000	
Improvements	1,244 s.f.)		
Canopy	1,162 s.f.) 2,406 @ \$20.	\$48,120	
On site Imps.		6,725	\$ 101,500
		<u>\$54,845</u>	
	Depreciation 70%	38,392	16,453
			<u>\$101,453</u>

## MARKET DATA APPROACH:

### Sales Most Comparable

755-11 \$3.64/s.f. - Smaller, inside lot.  
 797-14 \$3.93/s.f. - Smaller, inside lot.  
 770-3 \$4.85/s.f. - Comparable

Comparables are land sales. \$85,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
Cafe	\$ 475	\$	\$

Drive in Cafe is a misplaced improvement on this lot and amount of rent does not indicate value.

LAND	\$ 85,000
IMPROVEMENTS	<u>15,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 100,000



PARCEL NO.: 772-11  
BLDG.:

EXTERIOR WALLS: Conc. Block FOUNDATION: Conc. POOF: T. & G.

INTERIOR: Floors: Conc. Walls & Ceiling: Unf. & Plast. Heat: -

NON-RESIDENTIAL UNITS:

	<u>Floors</u>	<u>Walls</u>	<u>Ceilings</u>
Preparation Room	Conc.	Plaster & Unf.	Plaster & Unf.
Office	"	Unf.	Plaster
Storage	"	"	Unf.
2-½ baths, 4 fixtures			
8' x 8' cold storage box			
5' x 20' stainless steel working area which includes stove deep fryer, ice cream boxes & warmers.			
2½' x 30' stainless steel counters.			
1' x 48' stainless steel counter.			
2½' x 9' stainless steel sink with disposal.			
2½' x 5' stainless steel sink.			
Balance of equipment is personal property owned by lessee.			
The bldg. s.f. cost includes the above equipment.			

Yard Imps:

- 16,500 s.f. asphalt paving
- 2 sign standards with neon signs.
- 2 sign standards without neon signs.
- 4 single light standards
- 3½' x 3½' x 10' built in incinerator
- 275' of 6' spaced redwood fencing.
- Large (6' x 10' approx.) neon sign on bldg.









52.5'

Bsmt only

108.5'

Bsmt only

5 story

#990

FULTON STREET

STEINER STREET

Scale 1" = 20'

# APPRAISAL

OWNER: Link, Max & Anna  
PROPERTY ADDRESS: 990 Fulton

PARCEL NO. 779-14  
DATE ACQ: 1937

OWNER'S ADDRESS:

ZONING: R-4

PRESENT USE: Apts.

IRS:  
CONSID: N.S.  
BEST USE: Same

ASSESSED VALUE: Land \$ 3,340  
Imps. 43,350  
\$ 46,690

TAXES: \$ 4,118.06

LAND: DIMENSION 52.5' x 108.5' = 5,696± s.f.

## SUMMATION APPROACH:

Rounded to

Land	5,696 s.f. @ \$5.53±		\$ 31,500	
Improvements	24,390 s.f. @ \$11.00	\$268,290		
Dsmt.	5,546 s.f. @ \$3.00	<u>16,638</u>	<u>284,928</u>	
			\$316,428	\$ 316,400

## MARKET DATA APPROACH:

### Sales Most Comparable

732-15 \$250,000 - poorer location for apts.

771-2 \$225,000 - 33 units, poorer location.

792-7 \$185,000 - 26 units, Inside lot. \$300,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly	
30-2rm.	\$ see bldg.	\$ 90	\$ 2,700	
5-3rm.	sheet	100	500	
11-Gar.		10	<u>110</u>	
			\$3,310	\$297,600

See detail sheet

LAND	\$ 31,500
IMPROVEMENTS	<u>268,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 300,000



ADDRESS: 990 Fulton  
 TYPE: 35 Apartments

PARCEL NO.: 779-14  
 BLDG.:

UNITS	Per Unit						Total Rms.	Overall Cond.				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		E	G	F	P	
1st-5th.												All apts. are unf. & tenants pay utilities
6 ea	1			1	1	3	30		X			
1 ea	1		1	1	1	3	15	Est. Age				
								40+				
35	TOTALS						45					

EXTERIOR WALLS: Poured Conc FOUNDATION: Conc. ROOF: T. & G.

INTERIOR: Floors: Lino., Hwd. Walls & Ceiling: Plaster Heat: Steam  
 Asph. Tile & Cpt.

NON-RESIDENTIAL UNITS:

Bsmt. has space for eleven garages, a boiler room, storage room, lobby and 1 bedroom with 3 fix. bath for janitor.

1,500 lb. - 10 passenger elevator - 6 stops.

All of the apts. vary in rent. At the present time many are rented to old tenants at low rent. As the tenants move out the average 3 room apt. rents for \$100 and the 2 room apts. rent for \$90 per mo.





PARCEL: 779-14

INCOME APPROACH (con'd)

Gross Income: \$3,310 x 12 mos.  
Vacancy 5%

\$39,720  
1,986  
\$37,734

Expenses:

Taxes \$4,118  
Insurance 900  
Utilities 1,600  
Maintenance 1,750  
Management 1,885

\$10,253

Net Income:  
Income to Land 7%  
Income to Imps:

\$27,481  
2,205  
\$25,276

Return on Investment 7%  
Return of Investment 2½%  
9½%

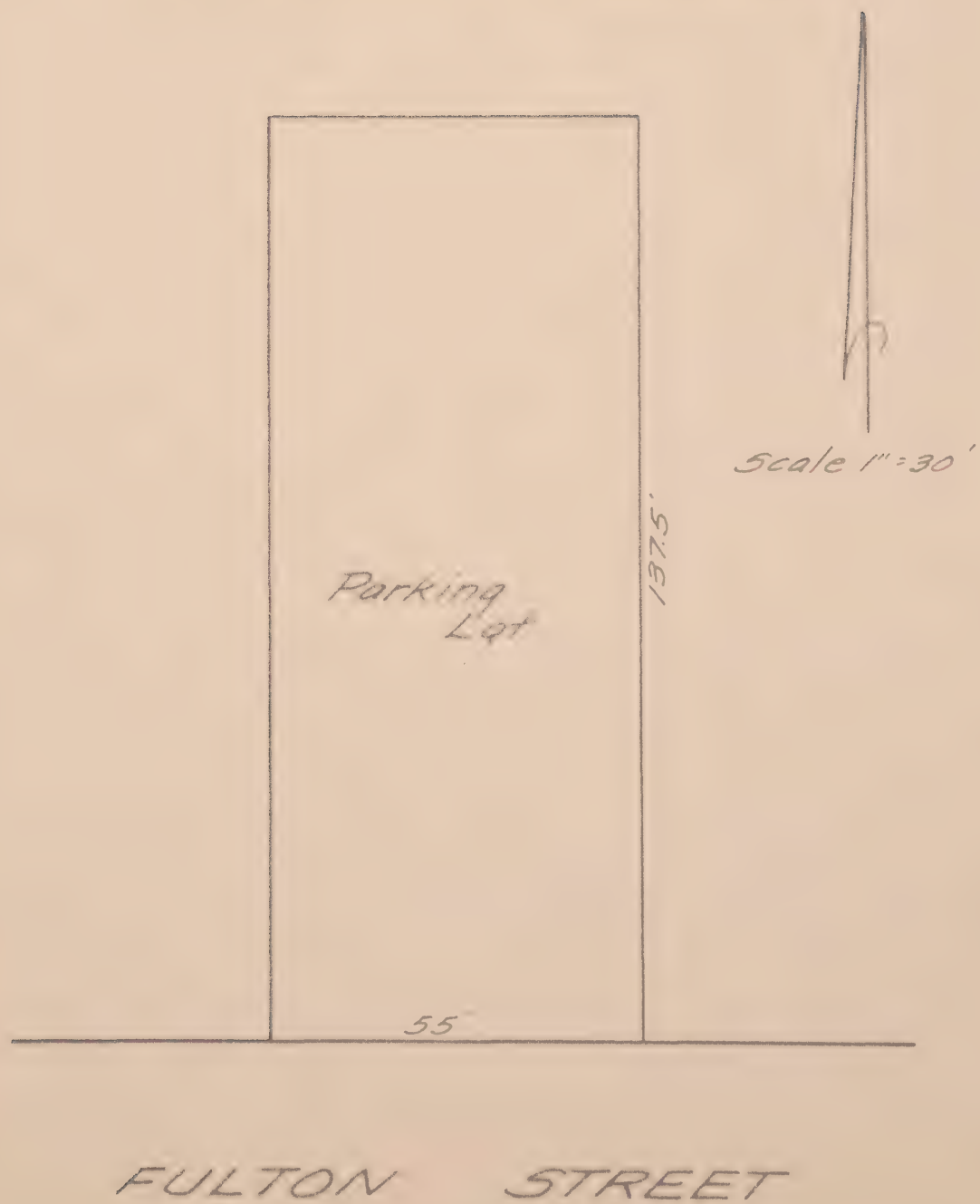
Imps.: \$25,276 ÷ 9½%  
Land

\$266,063  
31,500  
\$297,563









# APPRAISAL

OWNER: Lapone, Louis & Alice  
PROPERTY ADDRESS: Fulton Street

PARCEL NO. 784-4 & 5  
DATE ACQ: 10-5-55

OWNER'S ADDRESS:

IRS: \$4.95

ZONING: CM

PRESENT USE: Parking Lot

CONSID: N.S.  
BEST USE: Commercial

ASSESSED VALUE: Land \$ 3,900  
Imps. -  
\$ 3,900

TAXES: \$ 343.98

LAND: DIMENSION 55' x 137.5' = 7,563± s.f.

## SUMMATION APPROACH:

Rounded to

Land 7,563 s.f. @ \$4.69± \$ 35,500  
Improvements No value

\$ 35,500

## MARKET DATA APPROACH:

### Sales Most Comparable

771-1 \$4.95/s.f. - Corner lot.

797-14 \$3.93/s.f. - Smaller lot.

770-3 \$4.85/s.f. - Corner lot.

\$35,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
	Not applicable		

LAND IMPROVEMENTS \$ 35,500

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 35,500



ADDRESS:  
TYPE:

Fulton Street  
Parking lot

PARTIAL NO. 4  
BLDG. 1

EXTERIOR WALLS:

FOUNDATION:

POOF:

INTERIOR: Floors:

Walls & Ceiling:

Heat:

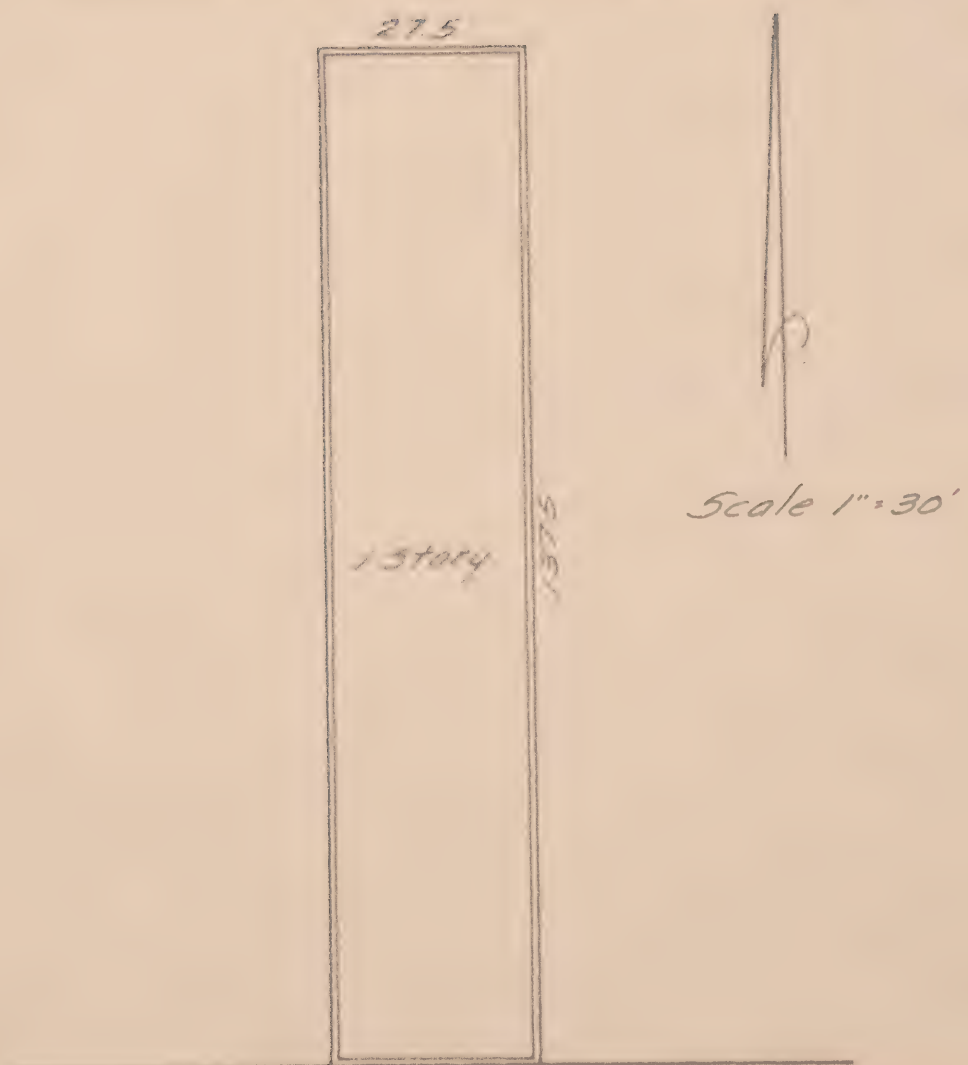
NON-RESIDENTIAL UNITS:

Lots are covered with gravel and are used for parking.









FULTON STREET

# APPRAISAL

OWNER: Moschetti, Eugene & William  
PROPERTY ADDRESS: Fulton Street

PARCEL NO. 784-6  
DATE ACQ: 1-16-56

OWNER'S ADDRESS:

IRS: \$17.05  
CONSID: N.S.  
BEST USE: Commercial

ZONING: CM PRESENT USE:

ASSESSED VALUE: Land \$ 1,950  
Imps. -  
\$ 1,950

TAXES: \$ 171.99

LAND: DIMENSION 27.5' x 137.5' = 3,781 s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.63±	\$ 17,500	
Improvements	3,781 s.f.	\$25,000	
Finished Mezz.	680 s.f.)		
Unf. Mezz.	625 s.f.)	<u>5,000</u>	
		<u>30,000</u>	\$
		\$47,500	47,500

## MARKET DATA APPROACH:

### Sales Most Comparable

771-1 \$4.95/s.f. - Corner lot.

770-3 \$4.85/s.f. - Corner lot.

755-11 \$3.64/s.f. - Smaller lot.

Comparables are vacant land sales. \$17,500

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
	Not applicable		

LAND	\$ 17,500
IMPROVEMENTS	<u>30,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 47,500



PARCEL NO.; 784-6  
BLDG.:

EXTERIOR WALLS:

FOUNDATION: Conc.

POOF:

INTERIOR: Floors:

Walls & Ceiling:

Heat:

NON-RESIDENTIAL UNITS:

At the time of inspection there was a foundation, conc. slab and rough plumbing only on this parcel. Mr. Kennedy was contacted by phone and the following information was given:

Cost of lot approximately 1½ years ago - \$17,500

Contract price of Bulter type bldg. - \$25,000

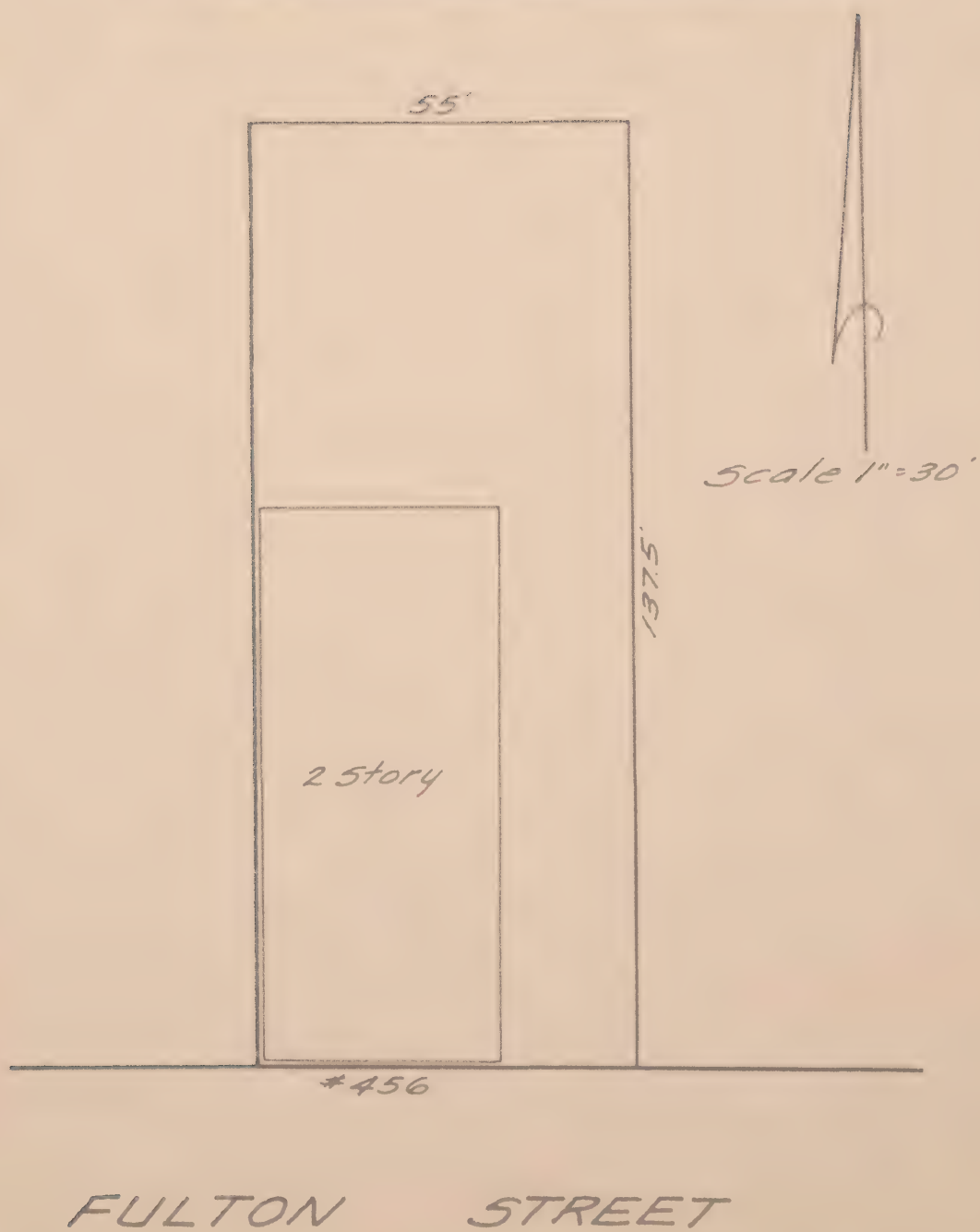
Contract price of Mezz Office & Storage Area. \$ 5,000

This appraisal is based on the improvements being completed and that the above facts are true and correct.









# APPRAISAL

OWNER: Breeding, Howard & Gladys  
PROPERTY ADDRESS: 456 Fulton Street

PARCEL NO. 784-7 & 8  
DATE ACQ: 2-24-59

OWNER'S ADDRESS:

IRS: \$24.20  
CONSID: N.S.  
BEST USE: Same

ZONING: CM PRESENT USE: Offices

ASSESSED VALUE: Land \$ 3,900  
Imps. 18,000  
\$ 21,900

TAXES: \$ 1,931.58

LAND: DIMENSION 55' x 137.5' = 7,563 s.f.

## SUMMATION APPROACH:

Rounded to

Land	7,563 s.f. @ \$4.69+	\$ 35,500	
Improvements	5,600 s.f. @ \$11.06	\$61,936	
Paving	4,700 s.f. @ \$.26	1,222	
		\$63,158	\$
Depreciation 2%		1,263	
		61,895	
		\$97,395	\$97,400

## MARKET DATA APPROACH:

Sales Most Comparable

No comparable sales.

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
1st.fl. \$	650	\$ 500	\$
2nd.fl.	630	450	
		\$950 x 105 =	\$99,750
			\$99,800

LAND	\$ 35,500
IMPROVEMENTS	62,000

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 97,500





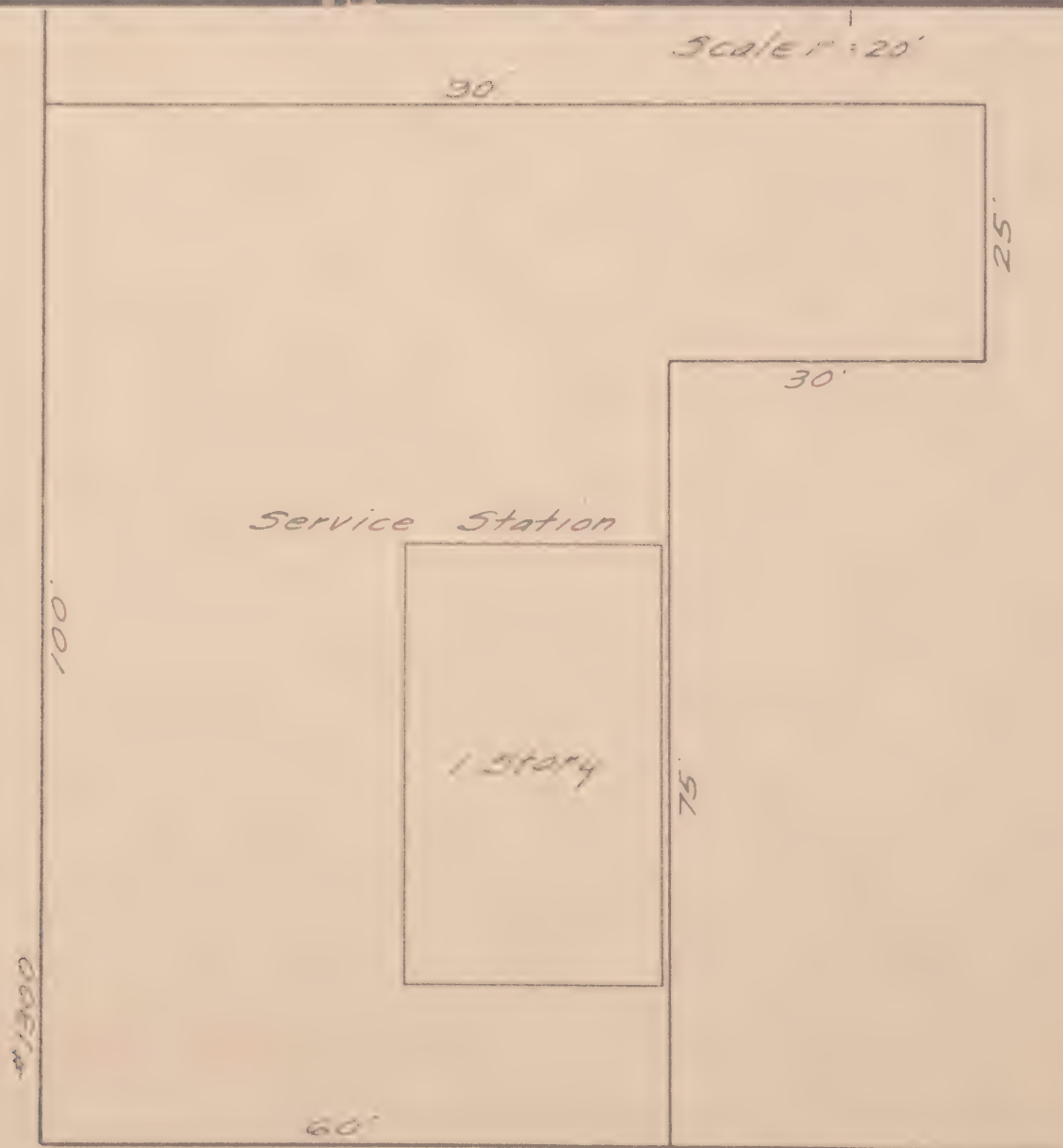








DIVISADERO STREET



ELLIS STREET

# APPRAISAL

OWNER: Old Colony Trust Co. PARCEL NO. 1100-46  
 PROPERTY ADDRESS: 1300 Divisadero Street DATE ACQ: 5-1-59

OWNER'S ADDRESS: IRS: \$74.50  
 ZONING: C-2 PRESENT USE: Service Station BEST USE: Store  
 CONSID: N.S.

ASSESSED VALUE: Land \$ 6,710  
 Imps. 10,400  
 \$ 17,110 TAXES: \$ 1,509.10

LAND: DIMENSION Irregular - 6,750 s.f.

SUMMATION APPROACH: Rounded to

Land	6,750 s.f. @ \$5.56±	\$ 37,500	
Improvements	See detail sheet	<u>26,865</u>	
		\$64,365	\$ 64,400

MARKET DATA APPROACH:

Sales Most Comparable

771-1	\$4.95/s.f. (land only) smaller lot.	
770-3	\$4.85/s.f. (land only) Poorer location.	\$37,500

INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$ 420	\$

Fair rent does not indicate value.

LAND	\$ 37,500
IMPROVEMENTS	<u>25,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 62,500



ADDRESS: 1300 Divisadero  
TYPE: Service Station

PARCEL NO.: 1100-46  
BLDG.:

UNITS	Per Unit						Total Rms.	Overall				Remarks
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Fix		Cond.				
								E	G	F	P	
								X				
								Est. Age				
								5+				
TOTALS												

EXTERIOR WALLS: Conc. Block, FOUNDATION: Conc. POOF: Metal  
& Metal  
INTERIOR: Floors: Conc. Walls & Ceiling: Metal Heat: Portable  
NON-RESIDENTIAL UNITS: Service Station.  
Bldg. contains grease room, office, parts.  
room and 2 baths with 4 fixtures.

Imps:

Service Station: 1,029 s.f. @ \$12.00	\$12,348
4 - Computer pumps	2,400
3 - 4,000 gal. and 1 - 280 gal. underground tanks.	3,720
Hoist & compressor	1,680
4 - Air & water wells, island & canopy	1,390
Fencing	340
2 Light standards and 1 - sign standard with sign	1,850
5,500 s.f. of paving	1,650
Electrical & plumbing	13,000

Total Cost:	\$38,378
Depreciation 30%	11,513
	\$26,865

Depreciation:

Economic	20%
Physical	5%
Functional	5%
	30%

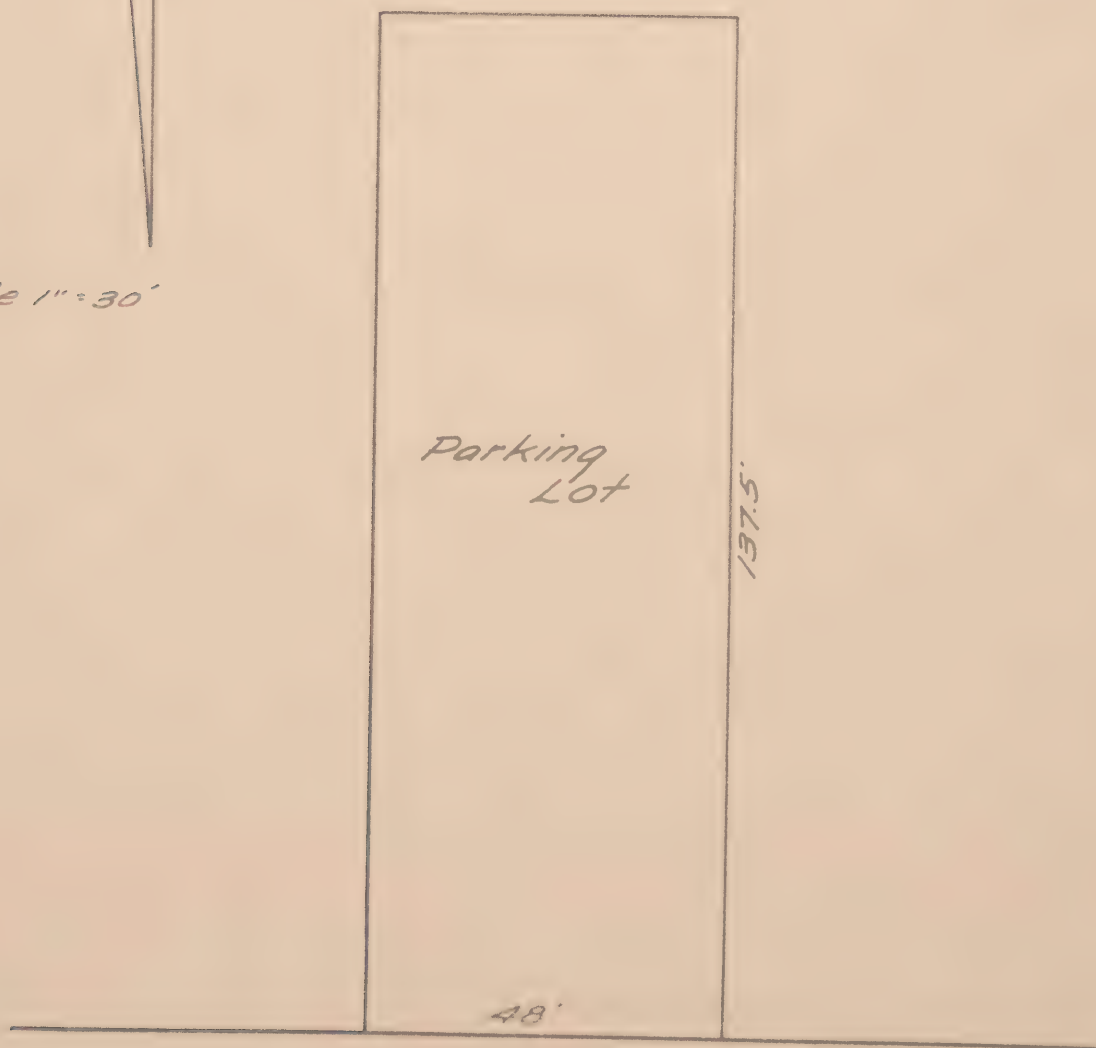








Scale 1" = 30'



O'FARRELL STREET

# APPRAISAL

OWNER: Matthews, G. Kendrick  
 PROPERTY ADDRESS: O'Farrell Street

PARCEL NO. 1101-25 & 26  
 DATE ACQ: Not Available

OWNER'S ADDRESS:

ZONING: R-3

PRESENT USE: Parking Lot

IRS:  
 CONSID: BEST USE: Apartments

ASSESSED VALUE: Land \$  
 Imps. \$

TAXES: \$

LAND: DIMENSION 48' x 137.5' = 6,600 s.f.

## SUMMATION APPROACH:

Rounded to

Land	6,600 s.f. @ \$4.85±	\$ 32,000	
Improvements	See bldg. sheet	<u>3,043</u>	
		\$35,043	\$ 35,000

## MARKET DATA APPROACH:

Sales Most Comparable

771-1 \$4.95/s.f. - Corner lot.

755-11 \$3.64/s.f. - Smaller lot, poorer location.

797-14 \$3.93/s.f. - Smaller lot, poorer location \$32,000

## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$

Not applicable

LAND	\$ 32,000
IMPROVEMENTS	<u>3,000</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 35,000



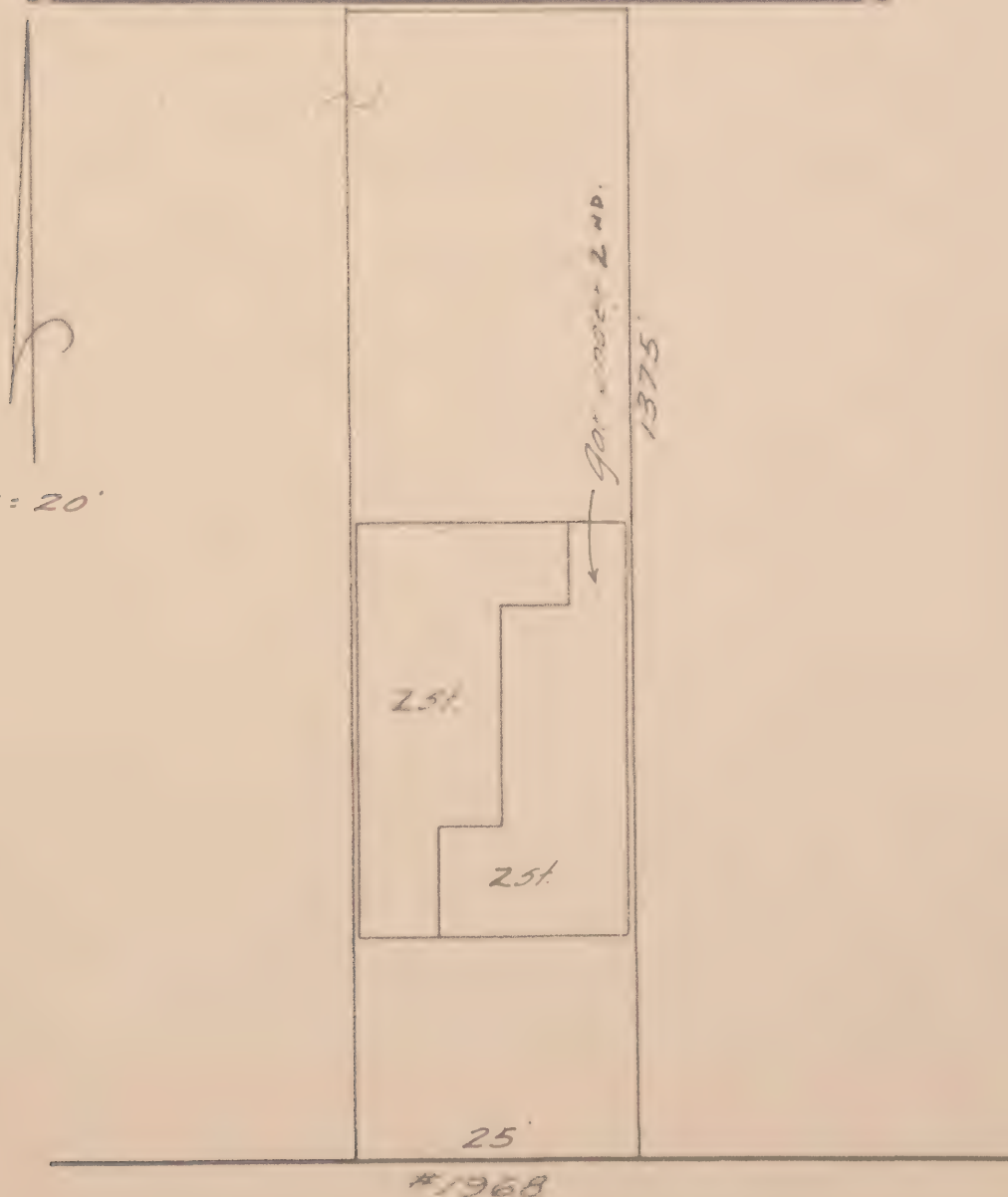
1101-  
PARCEL NO. 25 & 26  
BLOCK 1

3,000 s.f. asphalt paving.  
2 - double light standards  
235 lineal feet of 2" to 5' conc. block &  
poured conc. walls.  
15' of 4' to 10' conc. retaining walls.  
120' of 4' chain link fence.  
1 - 20' sign standard.









Scale 1" = 20'

EDDY STREET

# APPRAISAL

OWNER: Herndon, Lonnie & Frankie  
 PROPERTY ADDRESS: 1968 Eddy Street

PARCEL NO. 1126-14  
 DATE ACQ: 4-4-55

OWNER'S ADDRESS:

IRS: \$3.85

ZONING: R-3 . PRESENT USE: Single Family

CONSID: N.S.

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,350  
 Imps. 3,150  
\$ 4,500

TAXES: \$ 396.90

LAND: DIMENSION 25' x 137.5' = 3,438± s.f.

## SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.36±	\$ 15,000	
Improvements	1,413 s.f. @ \$11.50	\$16,250	
Gar.	462 s.f. @ \$ 2.35	1,086	
		<u>\$17,336</u>	\$
* Depreciation 25%		<u>4,335</u>	
		13,001	
		<u>\$28,001</u>	28,000

## MARKET DATA APPROACH:

Sales Most Comparable

1154-25	\$17,000 - Smaller lot & older bldg.	\$27,500
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## INCOME APPROACH:

Units	Actual Rent	Fair Rent	Total Monthly
	\$	\$	\$
	Not applicable		

\* The bldg. has suffered more than normal depreciation because of being an underimprovement.

LAND	\$ 15,000
IMPROVEMENTS	<u>12,500</u>

APPRAISER: HOLMES

MARKET VALUE OF PROPERTY \$ 27,500



ADDRESS: 1968 Eddy Street  
 TYPE: Single Family Residence.

PARCEL No. = 1126-14  
 EDDY-

UNITS	Per Unit						Total Rms.	Overall Cond:				Remarks	
	Lv. Rm.	Dn. Rm.	Bd. Rm.	Kit.	Bath	No. Pia		E	G	F	P		
1	1		3	1	1	3	5	X				Bath has tile floors and tile wainscot.	
								Est. Age 8					
1	TOTALS						5						

EXTERIOR WALLS: Stuc. & Rus. FOUNDATION: Conc.

POOF: Comp. Shingle  
 & T. & G.

INTERIOR: Floors: Lino., Hwd. Walls & Ceiling: Sheetrock  
 & Carpet Heat: Central

NON-RESIDENTIAL UNITS:

Built in garage.









SFH-371  
SFRA

WA - Appraisal Report, A-2, 1964

4/10

ACID FREE - LIGNIN FREE  
pH 8.0 - 10.0 LBS PER  
Rollinger Metal Edge, Inc.  
300-862-2222  
2014



